Title Insurance Fund
Performance Report and Accounts - 2025

Registrar General’s Department

Content

Message from the Chairperson of the Title Insurance Fund

The Registrar General’s Department, which boasts a proud history of nearly 162 years, remains the sole state institution tasked with registering the civil and land rights of the citizens of Sri Lanka. At present, the department continues to move forward by adopting digital methodologies, carving out the necessary paths to deliver public services more efficiently. To provide this vital public service, the department utilizes legal provisions from a vast array of acts and ordinances across nearly 400 branch offices island-wide, dedicated to civil and land registration as well as document preservation.

While this department has been registering land-related legal documents through Land Registry offices since 1867, it has also been actively engaged in registering land ownership following the introduction and implementation of the Title Registration Act No. 21 of 1998. Under the Title Registration Program, every land unit in Sri Lanka receives a state-certified, final land title bearing a unique identification number. Secure land ownership ensures the economic and psychological empowerment of the people, opens up greater opportunities for land development, and facilitates scientific land management. This program is implemented jointly with the Survey Department and the Department of Title Settlement.

Currently, title registration operations are conducted through 37 land offices across the island. With its further expansion in the future, a comprehensive nationwide land information system will be established. As previously stated, while the individual is presented with a government-backed title certificate that secures the landowner's rights, the government is also legally bound to compensate any aggrieved party for losses or damages resulting from any fraudulent or erroneous registration under a court order. To fulfill this statutory obligation of the state, an Insurance Fund has been established under my management and under the supervision of the Central Bank of Sri Lanka.

The continuous support required for the overall management and administration of the Fund is provided by the Management Board responsible for it. The inaugural meeting of the Fund's Management Board was held in 2010 at the Registrar General's Department. Operating strictly in compliance with legal regulations, the monies of the Title Insurance Fund have been invested in government securities. By the end of the year 2025, the cumulative fund exceeded Rs. 313 million.

Furthermore, the support and dedication extended by both the Management Board and the staff to ensure the un interrupted and proper execution of the Insurance Board's activities throughout 2025 is highly commendable. I also deeply appreciate the guidance and counsel received from the line Ministry to fulfill this responsibility effectively. As plans are underway to further expand title registration activities during the year 2026, the scope of the Insurance Fund will expand accordingly, thereby broadening its capacity to deliver benefits. Ultimately, we look forward to maintaining our active contribution toward the goal of providing citizens with a more reliable and secure land title.

S. Jalatheepan

Registrar General / Chairperson of the Title Insurance Fund

Message from the Secretary of Title Insurance Fund

In accordance with Section 62 of the Registration of Title Act No. 21 of 1998, the Title Insurance Fund—managed dynamically by the Registrar General of Titles under the stringent regulatory supervision of the Central Bank of Sri Lanka indemnifies any individual subjected to prejudice or financial loss arising from a fraudulent or erroneous entry concerning any land or connected interest, executed strictly upon a valid court order.

The fund derives 40% of its regular revenue from fees gathered during the registration of subsequent transactions completed after the issuance of initial title certificates. Excluding minimal statutory administrative costs, the remainder of these collected funds is completely reinvested in government securities, adhering precisely to the provisions and regulations outlined in the Extraordinary Gazette No. 1616/23 dated 24.08.2009.

Through this sustainable methodology, the Insurance Fund has recorded consecutive growth. Having commenced the fiscal year 2025 with an accumulated base of LKR 261 Million, it successfully grew to a strong LKR 313 Million by the closing date of December 31, 2025. Crucially, from the inception of this fund to date, not a single judicial order for indemnification or compensation has been brought against the fund. This clear historical record indicates that instances of fraudulent, invalid or erroneous title registrations have been kept down to an absolute minimum.

Public awareness campaigns regarding the specific benefits provided by this fund and the exact procedures to claim them have been deployed via informational posters and distributed brochures. Plans are fully underway to expand this outreach nationwide via digital and electronic media channels. Furthermore, educational programs are periodically coordinated alongside the Land Settlement Department, supplemented by community public awareness meetings driven directly through our network of provincial and district offices.

The successful implementation of decisions taken by the Board of Management has allowed us to navigate our operational targets effectively. I express my profound gratitude to the Chairperson and Registrar General for her continuous backing, invaluable supervision, and constant counsel. Looking ahead, I look forward to working actively alongside the Board of Management and our operational staff to safeguard property ownership and strongly protect the legal rights of the public.

J.A.S.K Karunaratne
Assistant Registrar General / Secretary, Title Insurance Fund

Chapter 01-Profile of Fund/Executive Summary

1.1 Introduction

In accordance with the Title Registration Act No. 21 of 1998, lands are surveyed and settled, land titles are registered, and title certificates are issued to the respective stakeholders. To facilitate this, title registration operations are already being carried out in 37 Land Registry offices under this department.

Pursuant to the provisions of the aforementioned Act, legal avenues are provided to indemnify land owners through a court order as compensation for any loss or damage caused to stakeholders, or for any other justifiable reason, in order to secure the land ownership rights of the proprietor.

Accordingly, as per Section 62(1) of the Title Registration Act No. 21 of 1998, Cabinet approval was granted on 08.10.2003 for the Joint Cabinet Memorandum submitted in June 2003 by the Minister of Home Affairs, Provincial Councils and Local Government and the Minister of Lands to establish the Title Insurance Fund, to be managed by the Registrar General of Titles under the supervision of the Central Bank of Sri Lanka.

Consequently, the necessary arrangements were made to establish the Title Insurance Fund and the regulations pertaining to the insurance fund were published in Extraordinary Gazette Notification No. 1616/23 dated 24.08.2009. In accordance with these regulations, a Management Board was appointed for the Title Insurance Fund in the year 2009, and its inaugural meeting was held on 23.02.2010 at the Registrar General's Department. It was decided to open the bank account of the Title Insurance Fund with a bank approved by the Central Bank of Sri Lanka, and accordingly, the relevant account was opened at the Bank of Ceylon, Battaramulla Branch.

Funds are accumulated through fees levied on the registration of subsequent transactions related to registered titles. In terms of Extraordinary Gazette Notification No. 1616/23 dated 24.08.2009, which contains the orders regarding the Insurance Fund, 40% of the revenue collected by the Registrar General of Titles during a month must be credited to the account of the Insurance Fund, and 25% of that credited amount must be paid back to the Registrar General's account to cover the fund's administrative expenses.

As stipulated in the said Gazette, the highest possible percentage of the Insurance Fund's assets must be invested in government securities. By the end of the year 2025, the total accumulated fund of the Title Insurance Fund thus invested stood at Rs. 313,065,161.00.

1.2 Legal Framework of Fund (Acts/Deed of Trust/ Others)

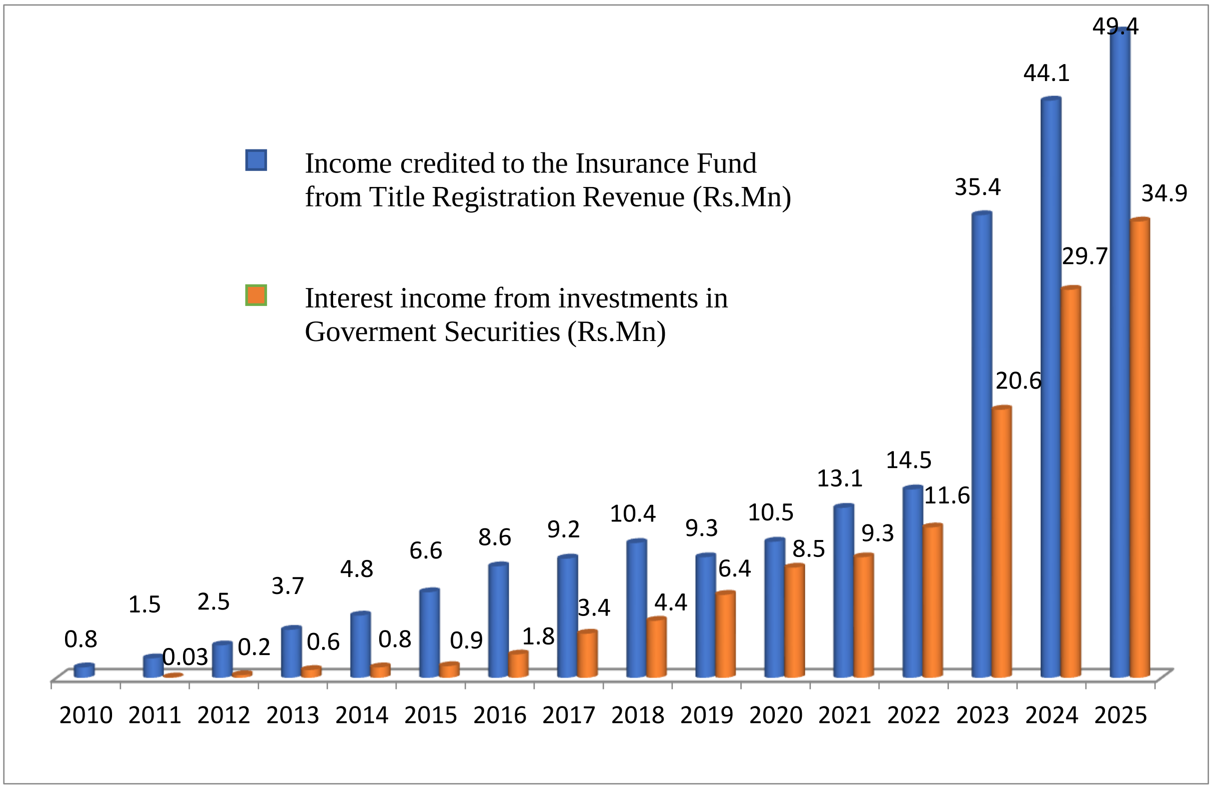
- Provisions relating to the Title Insurance Fund are established under Sections 59 and 62 of the Title Registration Act No. 21 of 1998.

- By Extraordinary Gazette No. 1616/23 dated 2009.08.24, regulations have been issued concerning the functions of the Fund, its investments, the Management Board, compensation, financial administration, and auditing of the Fund.

- In accordance with these regulations, the Title Insurance Fund is maintained. Information regarding the Fund's income and its investments in government securities is provided below.

    - In the year 2025, the estimated income of the Title Insurance Fund was projected at Rs. 48,880,000.00, while the actual income credited to the Fund amounted to Rs. 49,355,340.00. Accordingly, the income credited to the Title Insurance Fund in 2025 recorded an increase of Rs. 475,340.00 compared to the total income credited in 2024. The continued expansion of title registration activities throughout 2025 directly contributed to this growth in revenue.

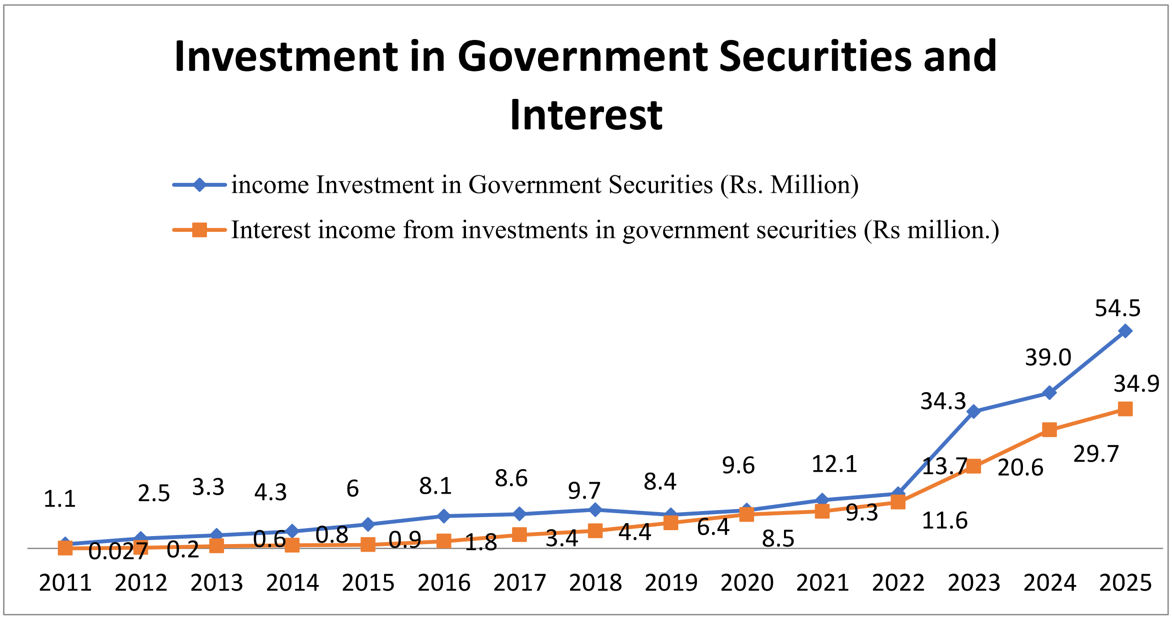
Growth of the Title Insurance Fund



- In accordance with the provisions of Gazette Notification No. 1616/23 dated 24.08.2009 regarding the Title Insurance Fund, a new investment amounting to Rs. 54,464,072.00 was made during the year 2025 under the direction of the Fund's Management Board.

- The revised estimated interest income from Treasury bills/bonds for 2025 was Rs. 34,500,000.00, while the actual interest income received reached Rs. 34,829,413.00.

- Funds for this insurance fund are raised by collecting fees charged for registering subsequent transactions carried out on registered title certificates. Out of the title certificates issued so far, 73,709 transaction certificates have been registered during the year 2025.



- At the beginning of the year 2025, the accumulated fund of the Title Insurance Fund was Rs. 261,861,226.00, and by the end of the year 2025, after adding the operating surplus, the total accumulated fund amounted to Rs. 313,065,161.00.

- The Management Board, chaired by the Registrar General of Titles, met five times during this year. In the year 2025, the Audit Committee of the insurance fund was held four times.

- During the year 2025, activities were also carried out to educate the public about the Title Insurance Fund and its benefits through the distribution of posters and leaflets.

- Furthermore, as per the instructions of the Department of Public Finance, the printing of the performance report in all three languages was commenced starting from the year 2022

1.3 Objectives of the Fund

- The Title Insurance Fund has been established under Section 62 of the Title Registration Act No. 21 of 1998.

- In accordance with an order made by a court under Section 59 of the Act, a correction may be made in the register, or

- A failure to make such a correction in the register as directed by the court under Section 59,

- If such correction or failure to correct results in any person suffering loss, damage, or injustice, the government shall provide compensation from the Title Insurance Fund based on a court order.

1.4 Vision, Mission, Objectives

Vision

Assisting people in protecting rights through registration of ownership rights.

Mission

The right of legal ownership in relation to specific properties, due to fraudulent actions that may occur in registration with government liability or wrong decision regarding the right due to any other type of omission, indemnifying the parties in relation to the damage caused to the parties and by preserving the documents related to those properties and issuing certified copies of those documents. Assisting the public to protect land rights.

Objective

The Registration of Titles Act No. 21 of 1998 provides for the registration of ownership of land instead of documenting transactions through deeds. The Government shall be liable for the damage caused to the parties due to the wrong decision regarding the right due to fraudulent acts or any other kind of omission due to the registration of this right, and provision is made in this Act to award compensation in lieu of such loss. Title Insurance Fund was established with this objective. According to the provisions of the act, a court action should be taken in order to recover the damages and the compensation amount to be paid to the relevant parties will be determined by a decision given by the court.

1.5 Key Functions

The primary function of the Insurance Fund, established under Section 62 of the Registration of Title Act No. 21 of 1998, is to compensate any person who suffers loss, damage, or injustice due to a correction made or not made in the register pursuant to an order of the court under Section 59 of the said Act.

- **Indemnity**
  - As per the circular No. 1616/23 and Section 22 of the Special Gazette dated 24.08.2009, a person claiming indemnity shall institute an action in Court claiming indemnity within three years of the fraudulent or erroneous registration of title to land or interest in land in relation to which the indemnity is claimed.
  - The Registrar-General of Title shall be made a defendant and the person or persons whose fraud resulted in, or contributed to, the loss in respect of which the indemnity is claimed shall be made codefendant.
  - According to section 25 of the Gazette, where the Court order the payment of indemnity, such indemnity shall be paid within three months of the Order of Court, unless an appeal has been lodged against such order.
  - Further, where the payment of such indemnity is delayed beyond a period of three months, interest at the legal rate shall be paid on the amount of such indemnity or such part of it as remains unpaid, until payment of the whole is made.
  - Till now no court decision has been received regarding the indemnity due from the fund, so no full indemnity has been paid by the title insurance fund.

➢ Role of the Management Board of the Fund

i. Overall responsibility for the management and administration of the Fund.

ii. Advising the Registrar General of Title on whether a claim for compensation, made under the provisions of the Act, is justifiable.

iii. Formulating and implementing rules and guidelines governing the procedures of the Board to ensure the effective discharge of its duties and responsibilities.

iv. Investigating claims for compensation and, where the compensation is attributable to the fault of a particular person under the Act, identifying such persons and determining the amount recoverable from them to restore the Fund.

v. Advising the Registrar General of Title on the appropriate actions to be taken for the recovery of losses to the Fund under clause (iv).

vi. Examining whether reports related to the accounts of the Fund and the operations of the Fund are maintained in accordance with accepted standards and advising the Registrar General of Title on such matters when necessary.

vii. Taking all necessary steps to ensure the accuracy, completeness, and security of all reports related to the activities carried out by the Board.

viii. Reviewing all financial statements prepared and submitted by the Registrar General of Title and the Central Bank.

ix. Regularly reviewing the inflow and outflow of funds from the Fund and taking appropriate measures to rectify any adverse situations.

x. Reviewing the Fund’s annual estimated administrative expenses, making adjustments if necessary, and approving them thereafter.

1.6 Organizational Structure

Board of Management - 2025

- Registrar General of Titles (Chairperson)
  - Mr. W.R.K.N.S. Wijayasinghe
  - Mrs S. Jalatheepan
- Representative, Ministry of Public Administration, Home Affairs, Provincial Councils and Local Government
  - Mrs .U.G.R. Damayanthi (Chief Authority, Integration)
  - Mr. S.D.C.S. Kumaratunga (Senior Assistant Secretary)
- Representative, Ministry of Agriculture, Livestock, Land and Irrigation
  - Mr. E.M.K.P. Kumara (Chief Authority)
- Representative, Ministry of Finance, Planning and Economic Development
  - Mrs. N.P. Kumarasinghe (Senior Assistant Secretary)
- Representative, Central Bank of Sri Lanka
  - Mr. D.S. Nihal (Authority, Employees' Provident Fund Department)
- Representative, Government Valuation Department
  - Mr. K.M.W.S. Nanayakkara (Chief Valuer)

1.7 Information on Foreign Funded Project

This section is not applicable, as there are no foreign-funded projects under the Title Insurance Fund.

Chapter 02 – Progress and Future Outlook

- The Title Insurance Fund was established in accordance with the provisions of the Registration of Title Act No. 21 of 1998 and the directives published in the Extraordinary Gazette No. 1616/23 dated 2009.08.24.

- The purpose of the Insurance Fund, established under Section 62 of the Registration of Title Act No. 21 of 1998, is to compensate any person who suffers loss, damage, or injustice due to a correction made—or not made—in the register pursuant to an order of the court under Section 59 of the said Act.

- However, to date, no court decision has been issued regarding any compensation payable by the Fund. Therefore, the Title Insurance Fund has not paid any compensation for damages.

- In light of the above, since the Fund was established for the purpose of granting compensation, it is not possible to specifically highlight notable achievements, challenges, or future targets.

S. Jalatheepan
Registrar General
Registrar General's Department
234/A3, Denzil Kobbekaduwa Mawatha,
Koswatta, Battaramulla.

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S.Jalatheepan

Registrar General/ Chairman

Title Insurance Fund

Date : 2026.06.25

Chapter 3 – Financial Performance of the Year

3.1. Financial Statements for the year ending 2025.12.31

3.1.1 Statement of Financial Situation

TITLE INSURANCE FUND
AS AT 31.12.2025
STATEMENT OF FINANCIAL POSITION

Rs.

31.12.2024		Notes	31.12.2025	
	ASSETS	3		
	INVESTMENTS - 01) Non-Current			
195,094,182	- Treasury Bonds		274,785,997	274,785,997
	02) Current			
54,185,865	- Treasury Bonds		23,597,406	
-	- Treasury Bills		3,630,276	27,227,682
249,280,047				302,013,679
	CURRENT ASSETS			
8,082,520	Receivable Treasury Bond Interest	4	8,145,951	
-	Receivable Treasury Bill Interest	4	9,335	
1,150,441	Receivable Accrued Bond Interest	4	339,874	
-	Receivable Amount from TRG	5	4,665	
3,698,218	Bank Balance	6	4,112,992	12,612,817
262,211,226	**TOTAL ASSETS**			**314,626,496**
	Less : CURRENT LIABILITIES			
(350,000)	Audit Fees Provision Account	7	400,000	
-	Income Tax Payable Account	8	1,161,335	(1,561,335)
261,861,226	**NET ASSETS**			**313,065,161**
193,211,590	Accumulated Fund	17		241,102,118
68,649,636	**Add : Operating Surplus**			71,963,043
261,861,226	**FUND**			**313,065,161**

We certify that the above account has been prepared in accordance with the Public Sector Accounting Standards of Sri Lanka and accept responsibility for the correctness of those accounts.

S.Jalatheepan Registrar General / Chairman of Title Insurance Fund	R.T.K.Welivitage Chief Accountant Registrar General's Department	E.L.A.P.Kumara Chief Accountant Ministry of Lands Battaramulla

Date: 2026.01. 28

S. Jalatheepan
Registrar General
Registrar General's Department
234/A3, Denzil Kobbekaduwa Mawatha,
Koswatta, Battaramulla.

[illegible]
Chief Accountant
[illegible]
Battaramulla.

E.L.A.P. Kumara
Chief Accountant
Ministry of Agriculture, Livestock, Lands and Irrigation (Land Section)
"Mihikatha Medura" Land Secretariat
1200/6, Rajamalwatta Road, Battaramulla.

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3.1.2 Statement of Financial Performance

TITLE INSURANCE FUND
FOR THE YEAR ENDED 31.12.2025
STATEMENT OF FINANCIAL PERFORMANCE

Rs.

Revenue/ Expense as at 01.01.2025			Notes	Revenue/ Expense as at 31.12.2025		
Revised Estimate	Actual			Revised Estimate	Actual	
		REVENUE				
44,800,000.	44,169,276	Title Registration Income	9	48,880,000		49,355,340
	(67,388)	Prior Adjustments to Accumulated Fund				
28,250,000		**Interest Income of Treasury Investments**	4	34,500,000		
	569,722	Repo Bill Interest			453,384	
	27,856,160	Treasury Bond Interest			34,058,055	
	1,293,094	Treasury Bill Interest			80,284	
	(15,750)	Premium (Treasury Bond)			237,691	34,829,413
73,050,000	**73,805,114**	**TOTAL REVENUE**		**83,380,000**		**84,184,753**
		EXPENSES				
174,000	174,000	Management Committee Allowances	10	168,000	168,000	
96,000	96,000	Audit Management Committee Allowances	11	96,000	96,000	
544,000	528,825	Staff Allownces	12	707,841	706,982	
44,000	35,230	Refreshment Expenses	13	33,823	32,242	
343,380	693,380	Audit Fees (Year 2025)	7	754,000	400,000	
40,000	40,000	Bid Charges of Primary Auction	14	80,000	80,000	
155,300	175,300	Advertising Expense	15	233,400	233,400	
21,461,864	3,363,777	Income Tax Expense	8	31,166,147	10,448,824	
48,968	48,968	Stationery Expense	16	66,263	56,263	
(22,907,512)	**(5,155,480)**	**TOTAL EXPENSES**		**(33,305,474)**		**(12,221,711)**
50,142,488	**68,649,636**	**SURPLUS FOR THE PERIOD**		**50,074,526**		**71,963,043**

S.Jalatheepan
Registrar General /
Chairman of Title Insurance Fund

R.T.K.Welivitage
Chief Accountant
Registrar General's Department

E.L.A.P.Kumara
Chief Accountant
Ministry of Lands
Battaramulla

Date: 2026.01. 28

S. Jalatheepan
Registrar General
Registrar General's Department
234/A3, Denzil Kobbekaduwa Mawatha,
Koswatta, Battaramulla.

R.T.K. Welivitage
Chief Accountant
Registrar General's Department
Battaramulla

E.L.A.P. Kumara
Chief Accountant
Ministry of Agriculture, Livestock, Lands and Irrigation (Land Section)
"Mihikatha Medura" Land Secretariat
1200/6, Rajamalwatta Road, Battaramulla.

3.1.3 Statement of Cash Flow

TITLE INSURANCE FUND
FOR THE YEAR ENDED 31.12.2025
STATEMENT OF CASH FLOW

Rs.

01.01.2025			Notes	31.12.2025		
		Cash Flows Generated From Operating Activities				
		Receipts				
	44,169,276	Title Registration Income	9			49,355,340
		Interest Income of Investments	4			
-		Repo Bill Interest			453,384	
27,763,915		Treasury Bill Interest			70,949	
-		Received Treasury Bond Interest			36,834,361	
	27,763,915					37,358,693
	71,933,191					86,714,033
		Payments				
528,825		Staff Allownces	12		706,982	
35,230		Refreshment Expenses	13		32,242	
174,000		Management Committee Allowances	10		168,000	
96,000		Audit Management Committee Allowances	11		96,000	
48,968		Printing & Stationery Expenses	16		56,263	
175,300		Advertising Expenses	15		233,400	
3,363,777		Income Tax Expense	8		30,103,636	
343,380		Audit Fees Expenses	7		354,000	
40,000		Bid Charges of Primary Auction	14		80,000	
-		Payment for TRG	5		4,665	
	(4,805,479)					(31,835,188)
	67,127,712	Net Cash Flows Generated From Operating Activities				54,878,845
		Cash Flows Generated From Investment Activities				
151,823,326		Maturities of Repo Bills		155,664,686		
59,313,744		Maturities of Treasury Bills		23,191,202		
105,856,000	316,993,070	Maturities of Treasury Bonds		51,036,400	229,892,289	
(174,102,801)		Treasury Bonds		101,870,196		
(58,020,650)		Treasury Bills		26,821,478		
(151,253,603)		Repo Bills		155,664,686		
		Total Value of the Investments	3		(284,356,361)	
	(383,377,054)	Net Cash Flows Generated From Investment Activities				(54,464,072)
	743,728	Net Increase/Decrease in Cash & Cash Equivalents				414,774
	2,954,490	Cash & Cash Equivalents at the Beginning of the Period				3,698,218
	3,698,218	Cash & Cash Equivalents at the End of the Period *	6			**4,112,992**

*The cash and cash equivalents component of the above statement of cash flow includes only the bank balance shown in the statement of financial position.

R.T.K.Welivitage
Chief Accountant
Registrar General's Department

R.T.K. Welivitage
Chief Accountant
Registrar General's Department
Battaramulla

3.1.4 Accounts of Receipt and Payment

TITLE INSURANCE FUND
FOR THE YEAR ENDED 31.12.2025
ACCOUNT OF RECEIPTS & PAYMENTS

Rs.

01.01.2025		Notes	31.12.2025	
2,954,490	Balance as at 01.01.2025			3,698,218
	Receipts			
105,856,000	Maturities of Treasury Bonds	3	51,036,400	
59,313,744	Maturities of Treasury Bills	3	23,191,202	
151,253,603	Maturities of Repo Bills	3	155,664,686	
44,169,276	Title Registration Income	9	49,355,340	
569,722	Received Repo Bill Interest	4	453,384	
-	Received Treasury Bill Interest	4	70,949	
27,763,915	Received Treasury Bond Interest	4	34,055,663	
-	Accrued Treasury Bond Interest	4	2,778,698	316,606,322
391,880,751	**Total Receipts**			320,304,540
	Payments			
171,358,886	Investments of Treasury Bonds	3	99,902,064	
2,743,915	Accrued Treasury Bond Interest	4	1,968,131	
151,253,603	Investments of Repo Bills	3	155,664,686	
58,020,650	Investments of Treasury Bills	3	26,821,478	
174,000	Management Committee Allowances	10	168,000	
96,000	Audit Management Committee Allowances	11	96,000	
528,825	Staff Allownces	12	706,982	
35,230	Refreshment Expenses	13	32,242	
48,968	Printing & Stationery Expenses	16	56,263	
175,300	Advertising Expenses	15	233,400	
3,363,777	Income Tax Expense	8	30,103,636	
343,380	Audit Fees Expenses	7	354,000	
40,000	Bid Charges of Primary Auction	14	80,000	
-	Payment for TRG	5	4,665	
388,182,534	**Total Payments**			(316,191,548)
3,698,218	**Closing balance as at 31.12.2025**			**4,112,992**

R.T.K.Welivitage
Chief Accountant
Registrar General's Department

R.T.K. Welivitage
Chief Accountant
Registrar General's Department
Battaramulla

3.1.5 Statement of change in Net Assets / Equity

TITLE INSURANCE FUND

FOR THE YEAR ENDED 31.12.2025

STATEMENT OF NET ASSETS/ CHANGES IN EQUITY

Rs.

	In Relation to the Owners of the Control Entity					Minority Ownership	Total Net Assets/ Equity
	Capital Contributed	Other Reserves	Translation Pool	Accumulated Profit/(Loss)	Total		
Balance as at 01.01.2025	-	-	-	261,861,226	261,861,226	-	261,861,226
Changes in Accounting Policies	-	-	-		-		-
Re-Stated Balance	-	-	-	-	-	-	-
Net Assets/Changes in Equity for 2025	-	-	-	-	-	-	-
Surplus on Revaluation of Properties	-	-	-	-	-	-	-
Loss on Revaluation of Investments	-	-	-	-	-	-	-
Loss on Foreign Operation Currency Conversion	-	-	-	-	-	-	-
Growth in Net Income Identified by Net Assets/Equity (Notes 17)	-	-	-	(20,759,108)	(20,759,108)	-	(20,759,108)
Surplus for the Period	-	-	-	71,963,043	71,963,043	-	71,963,043
Total Income & Expenditures Idenfied for the Period	-	-	-	-	-	-	-
Balance Carried Forward as at 31.12.2025	-	-	-	**313,065,161**	**313,065,161**	-	**313,065,161**

3.1.6 Trail Balance

TITLE INSURANCE FUND
AS AT 31.12.2025
Trial Balance

Rs.

Description	Debit	Credit
Account for Advertising Expenses	233,400	
Account for Audit Fees-Year 2025	400,000	
Account for Audit Management Committee Allowances	96,000	
Account for Income Tax Expense-Year 2025	10,448,824	
Account for Investments of Treasury Bill	3,630,276	
Account for Investments of Treasury Bonds	298,383,403	
Account for Management Committee Allowances	168,000	
Account for Printing & Stationery Expenses	56,263	
Account for Receivable Accrued Bond Interest	339,874	
Account for Receivable Treasury Bill Interest	9,335	
Account for Receivable Treasury Bond Interest (Schedule 3)	8,145,951	
Account for Refreshment Expenses	32,242	
Account for Repo Bills Interest		453,384
Account for Staff Allowances	706,982	
Account for Title Registration Income		49,355,340
Account for Treasury Bills Interest		80,284
Account for Treasury Bonds Interest		34,058,055
Accumulated Fund		241,102,118
Audit Fees Provision Account		400,000
Bank Balance	4,112,992	
Direct Bid Charges	80,000	
Income Tax Payable Account		1,161,335
Premium Account (Treasury Bond)		237,691
Receivable Amount from TRG	4,665	
	326,848,206	**326,848,206**

R.T.K.Welivitage
Chief Accountant
Registrar General's Department

R.T.K. Welivitage
Chief Accountant
Registrar General's Department
Battaramulla

3.1.7 Notes on Financial Statements

Notes

Notes to the Financial Statement

01.Institutional Description

This Fund operates in accordance with the amendment brought on 21st August 2009 to section 67 of the Title Registration Act No. 21 of 1998 with the objective of providing a safety net for registration of claims and providing compensation to persons who suffer damage or loss upon court orders. Title Insurance Fund's office is located at 234/A3, Denzil Kobbekaduwa Mawatha, Battaramulla.

02. Principles of Processing

The accounts statements have been prepared in accordance with the Registration of Titles Act No. 21 of 1998 and its amendments

2.1 Declaration of Conformity

The financial statements of the Title Insurance Fund have been prepared in accordance with the Sri Lanka Public Sector Accounting Standards (SLPSAS).

2.2 Integrity

The Title Insurance Fund has been confirmed by its Board of Directors as a going concern and that it does not intend to be dissolved or terminated.

03. Investments

As on December 31, 2025, the value of Treasury bonds is Rs. 298,383,403 (Schedule No. (03)

Of this, Rs. 274,785,997 worth of Treasury Bonds are non-current investments, while the remaining Rs. 23,597,406 worth of Treasury Bonds are classified as current investments.

04. Interest on Investments (Schedule 2-4)

Receivable Investment Interest

Receivable Investment Interest on Treasury Bonds as on 31.12.2025	8,145,951
Receivable Investment Interest on Treasury Bills as on 31.12.2025	9,335

Receivable Accrued Interest

Receivable Accrued Interest on Treasury Bonds as on 31.12.2025	339,874

Investment Interest on Treasury Bonds/Treasury Bills

Receivable Investment Interest on Treasury Bonds as on 31.12.2025	8,145,951
Interest Received from Treasury Bonds as on 31.12.2025	25,912,104
Receivable Investment Interest on Treasury Bills as on 31.12.2025	9,335
Interest Received from Treasury Bills as on 31.12.2025	70,949
Interest Received from Repo Bills as on 31.12.2025	453,384
Premium	237,691
	34,829,413

05.Receivable Amount From TRG

An amount of Rs. 4665 should be charged from the Registrar General of Titles account for the Title Insurance Fund

06.Bank Balance

The cash and cash equivalents component of the statement of cash flow includes only the bank balance shown in the statement of financial position.

07.Audit Fees Provision

Audit fees of Rs. 400,000 have been allocated for the year 2025, and audit fees of Rs.354,000 for the year 2024 have been paid in 2025.

08.Income Tax

The tax expense has been calculated at the rate of 30% of the interest income, and the tax expense for the year 2025 is Rs. 10,448,824.15, of which Rs. 9,287,489.48 has been paid on a self-assessment basis, and the further tax payable for the year 2025 is Rs. 1,161,334.67

A tax amount of Rs. 20,816,146.84, which was due to be paid from 2019.01.01 to 2024.12.31, when the tax was effective, and which was indicated in the audit reports, has been paid during the year 2025.

09.Income

In the year 2025, 40% of the income received as title registration fees has been remitted to the fund and that amount is Rs. 49,355,340.00 (Schedule No - 01)

10.Management Committee Allowances

Rs.168,000.00 has been paid for Board of Management Committee allowances.

11.Audit Committee Allowances

Rs.96,000.00 has been paid for Audit Management Committee allowances.

12.Staff Allowances

Staff Allowances has been paid for 06 administrative staff. That amount is Rs.706,981.79

13.Refreshments

Rs.32,242 has been paid for Refreshments Expenses.

14.Bid Charges

Bidding fees of Rs. 80,000 have been paid for government securities purchased under the primary auction system.

15.Advertising Expenses

Rs.233,400.00 has been paid for Advertising Expenses

16.Stationery Expenses.

Rs56,263.00 has been paid for Printing & Stationery Expenses

17. Accumulated Fund

Restatement of Fund Balance

The Fund Balance as of January 01, 2025, has been adjusted to reflect previously unaccounted income and expenditure items related to prior periods. The details of these adjustments are as follows:

Description	Amount (Rs.)
Fund Balance as at 01.01.2025 (As previously reported)	261,861,226
Add: Income Adjustments	
Additional Interest Income (2024)	61,039
Less: Expenditure Adjustments	
Unaccounted Tax Expenses (2019-2024)	(20,816.147)
Additional Audit Fees Expenses (2024)	(4,000)
Net Adjustment to Fund Balance	(20,759,108)
Adjusted Fund Balance as at 01.01.2025	**241,102,118**

3.2 Performance on the Utilization of Allocated Provisions

As there are no allocated budget provisions from general treasury funds for the Title Insurance Fund (being self-funded via registration shares), this section is not applicable.

3.3 Performance on Donations and Other Receipts

As there are no donations or external receipts for the Title Insurance Fund, this section is not applicable.

3.4 Performance on Reporting of Non-Financial Assets

As the Title Insurance Fund does not possess or manage any non-financial physical assets, this section is not applicable.

3.5 Auditor General's Report

ජාතික විගණන කාර්යාලය
தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE

මගේ අංකය / எனது இல. / My No. : JLO/G/RGD-TIF/FA/2025/01
ඔබේ අංකය / உமது இல. / Your No. :
දිනය / திகதி / Date : 2026 මැයි 06 දින

13 MAY 2026

රෙජිස්ට්‍රාර් ජනරාල්

රෙජිස්ට්‍රාර් ජනරාල් දෙපාර්තමේන්තුව

හිමිකම් රක්ෂණ අරමුදලේ 2025 දෙසැම්බර් 31 දිනෙන් අවසන් වර්ෂය සඳහා වූ මූල්‍ය ප්‍රකාශන සහ වෙනත් නෛතික හා නියාමන අවශ්‍යතා පිළිබඳව 2018 අංක 19 දරන ජාතික විගණන පනතේ 11(1) වගන්තිය ප්‍රකාරව විගණකාධිපති වාර්තාව

යථෝක්ත වාර්තාව මේ සමඟ එවා ඇත.

(CA - ARU (T.I.F)

කේ.කේ.ඩී.ජයකොඩි
නියෝජ්‍ය විගණකාධිපති
විගණකාධිපති වෙනුවට

පිටපත: 1. ලේකම් - රාජ්‍ය පරිපාලන, පළාත් සභා සහ පළාත් පාලන අමාත්‍යාංශය

2. ලේකම් - මුදල්, ක්‍රමසම්පාදන සහ ආර්ථික සංවර්ධන අමාත්‍යාංශය

අංක 306/72, පොල්දූව පාර, බත්තරමුල්ල, ශ්‍රී ලංකාව. இல. 306/72, பொல்துவ வீதி, பத்தரமுல்லை, இலங்கை. No. 306/72, Polduwa Road, Battaramulla, Sri Lanka.
+94 11 2 88 70 28 - 34 +94 11 2 88 72 23 ag@auditorgeneral.gov.lk www.naosl.gov.lk

ජාතික විගණන කාර්යාලය
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ඔබේ අංකය / உமது இல. / Your No.

දිනය / திகதி / Date 2026 මැයි 26 දින

රෙජිස්ට්‍රාර් ජනරාල්

රෙජිස්ට්‍රාර් ජනරාල් දෙපාර්තමේන්තුව

හිමිකම් රක්ෂණ අරමුදලේ 2025 දෙසැම්බර් 31 දිනෙන් අවසන් වර්ෂය සඳහා වූ මූල්‍ය ප්‍රකාශන සහ වෙනත් නෛතික හා නියාමන අවශ්‍යතා පිළිබඳව 2018 අංක 19 දරන ජාතික විගණන පනතේ 11(1) වගන්තිය ප්‍රකාරව විගණකාධිපති වාර්තාව

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1. මූල්‍ය ප්‍රකාශන

1.1 මතය

හිමිකම් රක්ෂණ අරමුදලේ 2025 දෙසැම්බර් 31 දිනට මූල්‍ය තත්ත්ව ප්‍රකාශනය සහ එදිනෙන් අවසන් වර්ෂය සඳහා වූ මූල්‍ය කාර්ය සාධන ප්‍රකාශනය, ශුද්ධ වත්කම් වෙනස්වීමේ ප්‍රකාශන සහ එදිනෙන් අවසන් වර්ෂය සඳහා මුදල් ප්‍රවාහ ප්‍රකාශනය සහ ප්‍රමාණාත්මක ගිණුම්කරණ ප්‍රතිපත්තිවලට අදාළ තොරතුරු ද ඇතුළත් මූල්‍ය ප්‍රකාශනවලට අදාළ සටහන්වලින් සමන්විත 2025 දෙසැම්බර් 31 දිනෙන් අවසන් වර්ෂය සඳහා වූ මූල්‍ය ප්‍රකාශන, ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ආණ්ඩුක්‍රම ව්‍යවස්ථාවේ 154(3) ව්‍යවස්ථාව සමඟ සංයෝජිතව කියවිය යුතු, 2018 අංක 19 දරන ජාතික විගණන පනතේ විධිවිධාන ප්‍රකාර මාගේ විධානය යටතේ විගණනය කරන ලදී. ආණ්ඩුක්‍රම ව්‍යවස්ථාවේ 154(6) ව්‍යවස්ථාව ප්‍රකාරව මාගේ වාර්තාව යථාකාලයේ දී පාර්ලිමේන්තුවේ සභාගත කරනු ලැබේ.

අරමුදලේ මූල්‍ය ප්‍රකාශන තුළින් 2025 දෙසැම්බර් 31 දිනට මූල්‍ය තත්ත්වය සහ එදිනෙන් අවසන් වර්ෂය සඳහා එහි මූල්‍ය ක්‍රියාකාරීත්වය හා මුදල් ප්‍රවාහ ශ්‍රී ලංකා රාජ්‍ය අංශයේ ගිණුම්කරණ ප්‍රමිතිවලට අනුකූලව සත්‍ය හා සාධාරණ තත්ත්වයක් පිළිබිඹු කරන බව මා දරන්නා වූ මතය වේ.

1.2 මතය සඳහා පදනම

ශ්‍රී ලංකා විගණන ප්‍රමිතිවලට (ශ්‍රී.ලං.වි.ප්‍ර) අනුකූලව මා විගණනය සිදුකරන ලදී. මෙම විගණන ප්‍රමිති යටතේ වූ මාගේ වගකීම, මෙම වාර්තාවේ මූල්‍ය ප්‍රකාශන විගණනය සම්බන්ධයෙන් විගණකගේ වගකීම යන කොටසේ තවදුරටත් විස්තරකර ඇත. මාගේ මතය සඳහා පදනමක් සැපයීම උදෙසා මා විසින් ලබාගෙන ඇති විගණන සාක්ෂි ප්‍රමාණවත් සහ උචිත බව මාගේ විශ්වාසයයි.

අංක 306/72, පොල්දූව පාර, බත්තරමුල්ල, ශ්‍රී ලංකාව. இல. 306/72, பொல்துவ வீதி, பத்தரமுல்லை, இலங்கை. No. 306/72, Polduwa Road, Battaramulla, Sri Lanka.
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ජාතික විගණන කාර්යාලය
தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE
NAOSL

1.3 මූල්‍ය ප්‍රකාශන පිළිබඳ කළමනාකරණයේ සහ පාලනය කරන පාර්ශවයන්ගේ වගකීම

මෙම මූල්‍ය ප්‍රකාශන ශ්‍රී ලංකා රාජ්‍ය අංශයේ ගිණුම්කරණ ප්‍රමිතිවලට අනුකූලව පිළියෙල කිරීම හා සාධාරණ ලෙස ඉදිරිපත් කිරීම සහ වංචා හෝ වැරදි හේතුවෙන් ඇතිවිය හැකි ප්‍රමාණාත්මක සාවද්‍ය ප්‍රකාශයන්ගෙන් තොරව මූල්‍ය ප්‍රකාශන පිළියෙල කිරීමට හැකිවනු පිණිස අවශ්‍ය වන අභ්‍යන්තර පාලනයන් තීරණය කිරීම කළමනාකරණයේ වගකීම වේ.

මූල්‍ය ප්‍රකාශන පිළියෙල කිරීමේ දී, අරමුදල අඛණ්ඩව පවත්වාගෙන යාමේ හැකියාව තීරණය කිරීම කළමනාකරණයේ වගකීමක් වන අතර, කළමනාකාරීත්වය අරමුදල ඇවර කිරීමට අදහස් කරන්නේ නම් හෝ වෙනත් විකල්පයක් නොමැතිවිට දී මෙහෙයුම් නැවැත්වීමට කටයුතු කරන්නේ නම් හැර අඛණ්ඩ පැවැත්මේ පදනම මත ගිණුම් තැබීම හා අරමුදලේ අඛණ්ඩ පැවැත්මට අදාළ කරුණු අනාවරණය කිරීම ද කළමනාකරණයේ වගකීමකි.

අරමුදලේ මූල්‍ය වාර්තාකරන ක්‍රියාවලිය සම්බන්ධව පරීක්ෂා කිරීමේ වගකීම, පාලනය කරන පාර්ශවයන් විසින් දරනු ලබයි.

2018 අංක 19 දරන ජාතික විගණන පනතේ 16(1) උපවගන්තිය ප්‍රකාරව, අරමුදලේ වාර්ෂික සහ කාලීන මූල්‍ය ප්‍රකාශන පිළියෙල කිරීමට හැකිවන පරිදි ස්වකීය ආදායම්, වියදම්, වත්කම් හා බැරකම් පිළිබඳ නිසිපරිදි පොත්පත් හා වාර්තා පවත්වාගෙන යා යුතු ය.

1.4 මූල්‍ය ප්‍රකාශන විගණනය සම්බන්ධයෙන් විගණකගේ වගකීම

සමස්තයක් ලෙස මූල්‍ය ප්‍රකාශන, වංචා සහ වැරදි නිසා ඇතිවන ප්‍රමාණාත්මක සාවද්‍ය ප්‍රකාශනයන්ගෙන් තොරබවට සාධාරණ තහවුරුවක් ලබාදීම සහ මාගේ මතය ඇතුළත් විගණන වාර්තාව නිකුත්කිරීම මාගේ අරමුණ වේ. සාධාරණ සහතිකවීම උසස් මට්ටමේ සහතිකවීමක් වන නමුත්, ශ්‍රී ලංකා විගණන ප්‍රමිති ප්‍රකාරව විගණනය සිදුකිරීමේ දී එය සැමවිටම ප්‍රමාණාත්මක සාවද්‍ය ප්‍රකාශනයන් අනාවරණයකර ගන්නා බවට වන තහවුරු කිරීමක් නොවනු ඇත. වංචා සහ වැරදි තනි හෝ සාමූහික ලෙස බලපෑම නිසා ප්‍රමාණාත්මක සාවද්‍ය ප්‍රකාශනයන් ඇතිවිය හැකි අතර, එහි ප්‍රමාණාත්මකභාවය මෙම මූල්‍ය ප්‍රකාශන පදනම්කර ගනිමින් පරිශීලකයන් විසින් ගනු ලබන ආර්ථික තීරණ කෙරෙහි වන බලපෑම මත රඳා පවතී.

ශ්‍රී ලංකා විගණන ප්‍රමිති ප්‍රකාරව විගණනයේ කොටසක් ලෙස මා විසින් විගණනයේ දී වෘත්තීය විනිශ්චය සහ වෘත්තීය සැකමුසු බවින් යුතුව ක්‍රියාකරන ලදී. මා විසින් තවදුරටත්,

ජාතික විගණන කාර්යාලය
தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE
NAOSL

- ප්‍රකාශ කරන ලද විගණන මතයට පදනමක් සපයාගැනීමේ දී වංචා හෝ වැරදි හේතුවෙන් මූල්‍ය ප්‍රකාශනවල ඇතිවිය හැකි ප්‍රමාණාත්මක සාවද්‍ය ප්‍රකාශනයන් ඇතිවීමේ අවදානම් හඳුනාගැනීම හා තක්සේරු කිරීම සඳහා අවස්ථාවෝචිතව උචිත විගණන පරිපාටි සැලසුම්කර ක්‍රියාත්මක කරන ලදී. වරදවා දැක්වීම හේතුවෙන් සිදුවන ප්‍රමාණාත්මක සාවද්‍ය ප්‍රකාශයන්ගෙන් සිදුවන බලපෑමට වඩා වංචාවකින් සිදුවන්නා වූ බලපෑම ප්‍රබලවන්නේ ඒවා දුස්සන්ධානයෙන්, ව්‍යාජ ලේඛන සැකසීමෙන්, චේතනාන්විත මඟහැරීමෙන්, වරදවා දැක්වීමෙන් හෝ අභ්‍යන්තර පාලනයන් මඟහැරීමෙන් වැනි හේතු නිසා වන බැවිනි.

- අභ්‍යන්තර පාලනයේ සඵලදායිත්වය පිළිබඳව මතයක් ප්‍රකාශ කිරීමේ අදහසින් නොවුව ද, අවස්ථාවෝචිතව උචිත විගණන පරිපාටි සැලසුම් කිරීම පිණිස අභ්‍යන්තර පාලනය පිළිබඳව අවබෝධයක් ලබාගන්නා ලදී.

- භාවිතාකරන ලද ගිණුම්කරණ ප්‍රතිපත්තිවල උචිතභාවය, ගිණුම්කරණ ඇස්තමේන්තුවල සාධාරණත්වය සහ කළමනාකරණය විසින් කරන ලද සම්බන්ධිත හෙළිදරව්කිරීම් අගයන ලදී.

- සිද්ධීන් හෝ තත්ත්වයන් හේතුවෙන් අරමුදලේ අඛණ්ඩ පැවැත්ම පිළිබඳ ප්‍රමාණාත්මක අවිනිශ්චිතතාවයක් තිබේ ද යන්න සම්බන්ධයෙන් ලබාගත් විගණන සාක්ෂි මත පදනම්ව ගිණුම්කරණය සඳහා අරමුදලේ අඛණ්ඩ පැවැත්ම පිළිබඳ පදනම යොදාගැනීමේ අදාළත්වය තීරණය කරන ලදී. ප්‍රමාණවත් අවිනිශ්චිතතාවයක් ඇති බවට මා නිගමනය කරන්නේ නම් මූල්‍ය ප්‍රකාශනවල ඒ සම්බන්ධයෙන් වූ හෙළිදරව්කිරීම්වලට මාගේ විගණන වාර්තාවේ අවධානය යොමුකළ යුතු අතර, එම හෙළිදරව්කිරීම් ප්‍රමාණවත් නොවන්නේ නම් මාගේ මතය විකරණය කළ යුතු ය. කෙසේ වුව ද, අනාගත සිද්ධීන් හෝ තත්ත්වයන් මත අඛණ්ඩ පැවැත්ම අවසන්වීමට හැකි ය.

- මූල්‍ය ප්‍රකාශනවල ව්‍යුහය හා අන්තර්ගතය සඳහා පාදක වූ ගනුදෙනු හා සිද්ධීන් උචිත හා සාධාරණව ඇතුළත් වී ඇති බව සහ හෙළිදරව්කිරීම් ඇතුළත් මූල්‍ය ප්‍රකාශනවල සමස්ත ඉදිරිපත් කිරීම අගයන ලදී.

මාගේ විගණනය තුළ දී හඳුනාගත් වැදගත් විගණන සොයාගැනීම්, ප්‍රධාන අභ්‍යන්තර පාලන දුර්වලතා හා අනෙකුත් කරුණු පිළිබඳව පාලනය කරනු ලබන පාර්ශවයන් දැනුවත් කරමි.

3

ජාතික විගණන කාර්යාලය
தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE
NAOSL

2. වෙනත් නෛතික හා නියාමන අවශ්‍යතා පිළිබඳ වාර්තාව

2.1 2018 අංක 19 දරන ජාතික විගණන පනතේ පහත සඳහන් අවශ්‍යතාවයන් සම්බන්ධයෙන් විශේෂ ප්‍රතිපාදන ඇතුළත් වේ.

2.1.2 2018 අංක 19 දරන ජාතික විගණන පනතේ 6(1) (ඈ) (iii) වගන්තියේ සඳහන් අවශ්‍යතාවය අනුව අරමුදලේ මූල්‍ය ප්‍රකාශන ඉකුත් වර්ෂය සමඟ අනුරූප වේ.

2.1.3 2018 අංක 19 දරන ජාතික විගණන පනතේ 6(1) (ඈ) (iv) වගන්තියේ සඳහන් අවශ්‍යතාවය අනුව ඉකුත් වර්ෂයේ දී මා විසින් සිදුකරන ලද නිර්දේශයන් ඉදිරිපත් කරන ලද මූල්‍ය ප්‍රකාශනවල ඇතුළත්ව ඇත.

3. මෙහෙයුම් සමාලෝචනය

3.1 නීතිරීති හා රෙගුලාසිවලට අනුකූල නොවීම

නීතිරීති හා රෙගුලාසිවලට යොමුව	අනුකූල නොවීම
2009 අංක 01 දරන හිමිකම් ලියාපදිංචි කිරීමේ (රක්ෂණ අරමුදල්) නියෝග අංක 42(ඉ)	හිමිකම් රෙජිස්ට්‍රාර්වරුන් විසින් හිමිකම් ආදායම් සම්බන්ධ සති 02කට වරක් ප්‍රධාන කාර්යාලය වෙත ලබාදෙන වාර්තා පදනම්කර ගෙන අරමුදලේ හිමිකම් ලියාපදිංචි කිරීමේ ආදායම ගණනය කළ යුතු වුව ද, හිමිකම් රෙජිස්ට්‍රාර්වරුන් විසින් දෛනිකව බැංකුගත කරන මුදල් වටිනාකම් මත පදනම්ව ආදායම ගණනයකර තිබුණි. ඒ හේතුවෙන් අරමුදලේ මුළු ලැබීම්වල වටිනාකමේ නිරවද්‍යතාවය තහවුරුකරගත නොහැකි විය.

3.2 කළමනාකරණ ක්‍රියාකාරකම්

(අ) 2009 අංක 01 දරන හිමිකම් ලියාපදිංචි කිරීමේ (රක්ෂණ අරමුදල්) නියෝග 42(ආ) හා (ඇ) ප්‍රකාරව ඇතැම් හිමිකම් කාර්යාල විසින් ප්‍රධාන කාර්යාලය වෙත එවන ලද හිමිකම් ආදායම පිළිබඳ වාර්තා "ආර්.ජී.ටී/අයි.එෆ් 03" ආකෘතියට අනුකූල නොවුව ද, කළමනාකරණය විසින් නිවැරදි ආකෘතිය සහිත වාර්තා සියලුම හිමිකම් කාර්යාලවලින් ගෙන්වා ගැනීමට කටයුතුකර නොතිබුණි.

4

ජාතික විගණන කාර්යාලය
தேசிய கணக்காய்வு அலுவலகம்
NAOSL NATIONAL AUDIT OFFICE

(ආ) හිමිකම් ලියාපදිංචි කිරීමේ කාර්යාල විසින් එකතුකරන ලද ආදායම් අප්‍රමාදව බැංකුගත කිරීම සඳහා ලබා දී ඇති උපදෙස් පරිදි කටයුතු නොකිරීම හේතුවෙන් දෙපාර්තමේන්තු මාසික ආදායම් වාර්තා හා හිමිකම් ලියාපදිංචි කිරීමේ කාර්යාල විසින් ඉදිරිපත් කරන දෙසති වාර්තා එකිනෙකට අසමාන වී තිබුණි.

(ඇ) හිමිකම් ලියාපදිංචි කිරීමේ කාර්යාල විසින් සති දෙකකට වරක් රැස්කරනු ලබන ආදායම විවිධ ආකෘතීන්ට අනුව (දෙසති වාර්තා) ප්‍රධාන කාර්යාලය වෙත එවනු ලබන බව නිරීක්ෂණය විය. හිමිකම් කාර්යාල 32න් කාර්යාල 10ක් පමණ ආදායම් ඉපයූ දිනය සහ එම මුදල් බැංකුගත කළ දිනය යන දිනයන් දෙකම වාර්තාවට ඇතුළත් නොකරන හෙයින් රැස්කරන මුදල් එදිනෙදා බැංකුගත කරන බව තහවුරුකරගත නොහැකි විය. එබැවින් රැස්කරන මුදල් නියමිත පරිදි බැංකුගත නොකර අයථා පරිහරණය සඳහා යොදාගැනීමේ ඉඩකඩක් පවතින බව විගණනයේ දී බැහැරකළ නොහැක.

3.3 කාර්යසාධනය

(අ) 1998 අංක 21 දරන හිමිකම් ලියාපදිංචි කිරීමේ පනතේ 59 වැනි වගන්තිය යටතේ දක්වා ඇති පරිදි අධිකරණය විසින් කරන ලද ආඥාවක් අනුව රෙජිස්ටරයේ යම් නිවැරදි කිරීමක් හෝ අධිකරණය විසින් කරන ලද ආඥාවක් අනුව රෙජිස්ටරය නිවැරදි නොකිරීම හේතුකොට ගෙන පාඩු හෝ අලාභ දැරීමට සිදුවූ හෝ අගතියට පත් යම් තැනැත්තෙකුට අධිකරණය විසින් කරනු ලබන ආඥාවක් මත රක්ෂණ අරමුදලින් ආණ්ඩුව විසින් හානිපූරණය කිරීම මෙම අරමුදලේ අරමුණ වුවත්, එම කාර්යය ඉටු වී නොතිබුණි.

(ආ) 2009 අගෝස්තු 24 දිනැති අංක 1616/23 දරන ගැසට් නිවේදනය අනුව 2010 වර්ෂයේ දී මෙම අරමුදල ආරම්භකර තිබුණ ද, සමාලෝචිත වර්ෂය දක්වා වර්ෂ 15ක කාලයක් තුළ රු.313,065,161ක මුදලක් රැස්කර ආයෝජනයකර පොළී ඉපැයීම හැර, කිසිදු හානිපූරණ වන්දි මුදලක් ගෙවීම්කර නොතිබුණි.

කේ.කේ.එස්.ජයකොඩි
නියෝජ්‍ය විගණකාධිපති
විගණකාධිපති වෙනුවට

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Chapter 4 – Performance Indicators

4.1 Performance Indicators of the Fund

Specific Indicator	Actual Output as a % of Expected Output		
	100%-90%	75%-89%	50%-74%
Conducting Board Meetings	✓		
Submission of Annual Financial Reports	✓		
Revenue collection from Registrar of Title offices	✓		
Indemnity payments	As of now, no court order has been issued for compensation in relation to the registration of defective ownership through the title registration process.		
Investment execution	✓		

Chapter 05 – Performance in recognizing the Sustainable Development Goals (SDGs)

5.1 Name identified Sustainable Development Goals

Goal/Objective	Target	Achievement Indicator	Progress Achieved So Far		
			0% - 49 %	50%- 74%	75%- 100%
Goal 1 – End poverty in all its forms everywhere. 1.4 Ensure equal rights to economic resources, access to basic services, ownership and control over land and other forms of property, natural resources, appropriate new technology, and financial services including microfinance for all men and women, particularly the poor and vulnerable, by 2030. ➢ The Title Insurance Fund does not contribute directly to this goal but provides indirect support.	Compensation from the Fund to aggrieved parties based on court orders	Compensation to aggrieved parties under court order.			No court order has been received regarding compensation for damages since the inception of the Insurance Fund in 2010.

5.2 Briefly describe the achievements and challenges in achieving Sustainable Development Goals.

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Title registration under the "Bim Saviya" program is carried out through a joint process of three departments: the Survey Department, the Department of Title Settlement, and the Registrar General's Department. Title registration under Bim Saviya is based on preparing cadastral maps for lands and settling the titles of those blocks of land. In relation to every land registered under title, any individual who suffers a loss has the ability to apply to the court to obtain compensation from the Title Insurance Fund. Separating surveying activities and settlement activities to register all lands in Sri Lanka under title will directly contribute to achieving the target objectives of this fund. Through this, individuals are also empowered economically and mentally.

Furthermore, from the year 2005 up to 2025.12.31, 482,139 private land parcels and 468,957 state land parcels have been registered, and title certificates have been issued for the 482,139 private land parcels. Accordingly, 26,224 private land parcels and 27,544 state land parcels have been registered for the year 2025, and title certificates have been issued for the 26,224 land parcels for the year 2025.

Furthermore, since the inception of the Title Insurance Fund, the Title Insurance Fund has received an interest income of Rs. 34,829,413.00 in the year 2025 from investments in government securities.

Furthermore, while the activities of the Title Insurance Fund are carried out by the staff serving in the Registrar General's Department, awareness programs for the public regarding the Title Insurance Fund have also been conducted by now. Therefore, as the activities of the Title Insurance Fund expand in the future, the shortage of staff to carry out those activities has become a major challenge.

Chapter 06- Human Resource Profile

6.1 Staff Management

There is no approved staff cadre for the Title Insurance Fund. The duties related to the Fund are carried out by officers appointed for this purpose, in addition to their regular official responsibilities.

6.2 Impact of Human Resource Shortage or Surplus on Fund Performance

As public awareness campaigns expand through posters, brochures, and planned electronic media engagement, and land coverage scales toward a fully unified national land information system, the workload will expand exponentially. The current practice of utilizing staff who hold dual responsibilities creates an operational bottleneck, posing a long-term challenge to the optimal performance efficiency of the Fund.

6.3 Human Resource Development

The department actively facilitates continuous capacity building. Officers dealing with the Fund participate in structured training programs, including specialized training sessions conducted by the Central Bank of Sri Lanka regarding the mechanics of funds investment in government securities, to maintain proper standards of financial governance.

Chapter 07 –Compliance Report

No	Applicable Requirement	Compliance status (complied/Not complied)	Brief explanation for Non-Complied	Corrective action proposed to avoid non – compliance in future
1	**The following financial statements/ accounts have been submitted on due date**			
1.1	Annual financial statements	Complied		
1.6	Other	Complied		
2	**Maintenance of books and registers (FR445)**			
2.1	Fixed assets register has been maintained and update in terms of Public Administration Circular 267/2018	Irrelevant		
2.2	Personal emoluments register /Personal emoluments cards has been maintained and update	Irrelevant		
2.3	Register of Audit queries has been maintained and update	Complied		
2.4	Register of internal Audit reports has been maintained and update	Complied		
2.6	Register for cheques and money orders has been maintained and update	Complied		
2.7	Inventory register has been maintained and update	Irrelevant		
2.8	Stock Register has been maintained and update	Irrelevant		
2.9	Register of Losses has been maintained and update	Irrelevant		
2.10	Commitment Register has been maintained and update	Irrelevant		
2.11	Register of Counterfoil Books (GAN20) has been maintained and update	Irrelevant		
3	**Delegation of functions for financial control (FR 135)**			
3.1	The financial authority has been delegated within the institute	Complied		

3.2	The delegation of financial authority has been communicated within the institute	Complied		
3.3	The authority has been delegated in such manner so as to pass each transaction through two or more officers	Complied		
3.4	The controls have been adhered to by the Accountants in terms of State Account circular 171/2004 dated 11.05.2014 in using the Government Payroll Software Package.	Complied		
4	**Preparation of Annual Plans**			
4.1	The annual action plan has been prepared	Complied		
4.2	The annual procurement plan has been prepared	Irrelevant		
4.3	The annual Internal Audit plan has prepared	Complied		
4.4	The annual estimate has been prepared and submitted to the NBD on due date	Irrelevant		
4.5	The annual cash flow has been submitted to the Treasury Operations Department on time	Complied		
4.6	The annual cash flow statement has been submitted to the Treasury Operations Department on the due date.	Complied		
4.7	Submission of quarterly reports to the Treasury on the due date.	Quarter Reports will be submitted to the Management Board		
5	**Audit queries**			
5.1	All the audit queries has been replied within the specified time by the Auditor General	Complied		
6	**Internal Audit**			
6.1	The internal audit plan has been prepared at the beginning of the year after consulting the Auditor General in terms of Financial Regulation 134(2) DMA Circular 1-2019	Irrelevant		
6.2	All the internal audit reports has been replied within one month	Complied		

6.3	Copies of all the internal audit reports has been submitted to the Management Audit department in terms of Sub – section 40(4) of the National Audit Act No.19 of 2018	Irrelevant		
6.4	All the copies of internal audit reports has been submitted to the Auditor General in terms of Financial Regulation 134 (3)	Irrelevant		
7	**Audit and Management Committee**			
7.1	Minimum 04 meetings of the Audit and Management Committee has been held during the year as per the DMA Circular 1-2019	Complied		
8	**Asset Management**			
8.1	The information about purchases of assets and disposal was submitted to the Comptroller General's Office in terms of Paragraph 07 of the Asset Management Circular No.01/2017	Irrelevant		
8.2	A suitable liaison officer was appointed to coordinate the implementation of the provisions of the circular and the details of the nominated officer was sent to the comptroller General's office in terms of paragraph 13 of the aforesaid circular	Irrelevant		
8.3	The boards of survey was conducted and the relevant reports submitted to the Auditor general on due date in terms of public Finance Circular No.05/2016	Irrelevant		
8.4	The excesses and deficits that were disclosed through the board of survey and other relating recommendations, action were carried out during the period specified in the circular	Irrelevant		
8.5	The disposal of condemn articles had been Carried out in terms of FR 772	Irrelevant		
9	**Vehicle Management**			

9.1	The daily running charts and monthly summaries of the pool vehicles had been prepared and submitted to the Auditor General on due date	Irrelevant		
9.2	The condemned vehicles had been disposed of within a period of less than 6 months after condemning	Irrelevant		
9.3	The vehicle logbooks had been maintain and updated	Irrelevant		
9.4	The action has been taken in terms of F.R 103,104,109 and 110 with regard to every vehicle accident	Irrelevant		
9.5	The fuel consumption of vehicles has been re-tested in terms of the provisions of paragraph 3.1 of the public Administration Circular no.30/2016 of 29.12.2016	Irrelevant		
9.6	The absolute ownership of the leased vehicle log books has been transferred after the lease terms	Irrelevant		
10	**Management of Bank Accounts**			
10.1	The bank reconciliation statements had been prepared ,got certified and made ready for audit by the due date	Complied		
10.2	The dormant accounts that had existed in the year under review or since previous year settled	Irrelevant		
10.3	The action had been taken in terms of financial regulations regarding balances that had been disclosed through bank reconciliations statements and for which adjustments had to be made, and had those balance been settled within one month	Complied		
11	**Utilization of Provisions**			
11.1	The Provisions allocated had been spent without exceeding the limit	Irrelevant		
11.2	The liabilities not exceeding the provisions that remained at the end of the year as per the FR 94(1)	Irrelevant		
12	**Advances to public officers Account**			
12.1	The limits had been complied with	Irrelevant		
12.2	A time analysis had been carried out on the loans in arrears	Irrelevant		
12.3	The Loan balances in arrears for over one year had been settled	Irrelevant		

13	**General Deposit Account**			
13.1	The action had been taken as per F.R 571 in relation to disposal of lapsed	Irrelevant		
13.2	The control register for general deposits had been updated and maintained	Irrelevant		
14	**Imprest Account**			
14.1	The balance in the cash book at the end of the year under review remitted to TOD	Irrelevant		
14.2	The ad-hoc Sub imp rests issued as per F.R 371 settled within one month from the completion of the task	Irrelevant		
14.3	The ad-hoc Sub imp rests had been issued exceeding the limit approved as per F.R 371	Irrelevant		
14.4	The balance of the imp rests account had been reconciled with the Treasury books monthly	Irrelevant		
15	**Revenue Accounts**			
15.1	The refunds from the revenue had been made in terms of the regulations	Irrelevant		
15.2	The revenue collection had been directly credited to the revenue account without credited to the deposit account	Complied		
15.3	Returns of arrears of revenue forward to the Auditor General in terms of FR 176	Irrelevant		
16	**Human Resource Management**			
16.1	The staff had been paid within the approved cadre	Irrelevant		
16.2	All members of the staff have been issued a duty list in writing	Complied		
16.3	All reports have been submitted to MSD in terms of their circular no 04/2017 dated 20.09.2017	Irrelevant		
17	**Provision of information to the public**			
17.1	An information officer has been appointed and a proper register of information is maintained and updated in terms of Right to Information Act and regulation	Complied		

17.2	Information about the institution to the public have been provided by website or alternative measures and has it been facilitated to appreciate /allegation to public against the public authority by website or alternative measures	Complied		
17.3	Bi-Annual and Annual reports have been submitted as per section 08 and 10 of the RTI Act	Irrelevant		
18	**Implementing citizens charter**			
18.1	A citizens character/Citizen client 's charter has been formulated and implemented by the Institution in terms of the circular number 05/2008 and 05 /2018 (1) of Ministry of Public Administration and Management	Complied		
18.2	A Methodology has been devised by the Institution in order to monitor and assess the formulation and the implementation of Citizens client's charter as per paragraph 2.3 of the circular	Complied		
19	**Preparation of the Human Resource Plan**			
19.1	A human resource plan has been prepared in terms of the format in Annexure 02 of Public Administration Circular No 02/2018 dated 24.01.2018	Irrelevant		
19.2	A minimum training opportunity of not less than 12 hours per year for each member of the staff has been ensured in the aforesaid Human Resource Plan	Irrelevant		
19.3	Annual performance agreements have been signed for the entire staff based on the format in Annexure 01 of the aforesaid Circular	Irrelevant		
19.4	A senior officer was appointed and assigned the responsibility of preparing the human resource development plan ,organizing capacity building programs and conducting skill development programs as per paragraph No 6.5 of the aforesaid Circular	Irrelevant		