

74. Holder of instrument obtained through fraud or error, or wrongfully retained, may be required to surrender it.
75. In default, may be summoned to Supreme Court.
76. Person refusing to surrender instrument may be committed to prison.
77. Court may order new certificate to issue.
78. Court may order former certificate of title to be cancelled.
79. Proprietor may claim single certificate in place of several.
80. Declaration may be made in case of loss of original certificate. Provisional certificate may be issued. Effect of provisional certificate.
81. Registrar may issue certificate of title to purchaser on sale for non-payment of rates.

*Transfers.*

82. Transfer by registered proprietor, how effected. Discretionary power of Registrar.
83. New certificate to transferee unnecessary if whole land transferred.
84. Certificate to be cancelled on transfer of portion of land only.
85. New certificates to be issued for portion transferred and for balance.
86. Certificate of title for balance of land not transferred may remain valid if sufficiently descriptive of such balance.
87. Estates for life, or in reversion, or remainder may be created. Certificate to issue for estate in possession only.
88. Implied covenant in transfer of equity of redemption.
89. Transfer of lease or mortgage.
90. Rights of transferee. Saving powers of Supreme Court to give effect to trusts.
91. Implied covenants in transfer of lease.
92. Memorandum of order of Court vesting estate or interest to be entered on Register.

*Leases.*

93. Leases, form of. Memorandum of lease may be registered.
94. Covenant for right of purchase.
95. Lease not binding on mortgagee without consent.
96. Surrender of lease.
97. Implied covenants on part of lessee.
98. Implied powers of lessor.
99. Re-entry by lessor.
100. Provision in case of lost lease.

*Mortgages.*

101. Mortgages, form of.
102. Mortgage to take effect as security only.
103. Covenants and conditions implied in mortgage.
104. Alteration of terms of mortgage by indorsement thereon.

*Remedies of Mortgagee.*

105. Mortgagee may, after default, enter into possession.
106. Mortgagee may distrain on tenant to the amount of his rent.
107. Receipt of mortgagee sufficient discharge.
108. Application of purchase-money.
109. Transfer by mortgagee.

*Sale of Mortgaged Property by Registrar of Supreme Court.*

110. Sale of mortgaged land by Registrar of Supreme Court.
111. Mortgagor may redeem at mortgagee's valuation.
112. Mortgagee may become purchaser.
113. Protection of *bona fide* purchaser.
114. Fees payable on application.
115. Registration of transfer.
116. Discharge of mortgage, how effected.

*Absent Mortgagees.*

117. Public Trustee may give discharge in certain cases.

*Other Rights of Mortgagees.*

118. Mortgagee to have remedies of a lessor for recovery of premises on default.
119. Right of mortgagee of lease not to be barred.
120. Mortgagee of leasehold after entry liable to lessor for rent.
121. Mortgagee to have custody of instrument of title.

*Discharge of Annuity.*

122. On death of annuitant, discharge of annuity may be entered.

*Transmission.*

123. Person claiming under transmission may apply to have same registered. Particulars to be stated in application.
124. Procedure on application for transmission.
125. Caveat may be entered on behalf of beneficiaries under any will or settlement.
126. Transmission to mortgagee on bankruptcy of lessee.
127. Entry to operate as transfer on sale.
128. Transmission to lessor in default of mortgagee applying.
129. Particulars of marriage of female proprietor to be registered.

*Trusts.*

130. No entry of trusts to be made on Register except those specially authorized.
131. Transferor may apply for entry of "No survivorship" on Register.
132. Trustees registered as joint proprietors may similarly apply.
133. Effect of entry. Order of Supreme Court.
134. Procedure for that purpose.
135. Registrar may be nominated a trustee.
136. Beneficiary entitled to use name of trustee in prosecuting action. Indemnity to trustee.

*Registration Abstract.*

137. Registration abstract to enable dealings out of New Zealand.
138. After issue of abstract no entry to be made in Register.
139. Mode of procedure under registration abstract.
140. Entry upon abstract to have same effect as if on Register.
141. Certified entries on abstract to be evidence.
142. Proceedings upon return of abstract.
143. On transfer of fee original grant to be surrendered.
144. Procedure in case of loss of registration abstract.

*Caveat.*

145. Caveat against bringing land under Act.
146. Caveat against dealing with land under the Act.
147. Particulars to be stated in caveat.
148. Service of notices as to caveats.
149. Effect of caveat against bringing land under Act.
150. Effect of caveat against dealings.
151. Notice of caveat to be given to persons affected.
152. Procedure for removal of caveat.
153. Lapse of caveat against bringing land under Act.
154. Lapse of caveat against dealings.
155. Person entering caveat without due cause liable for damages.
156. Caveat may be withdrawn.
157. No second caveat may be entered.

*Powers of Attorney.*

158. Power of attorney available for dealings under Act.