

# THE TRANSCRIPTION AND MORTGAGE ACT 1863

Act 36/1863

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## 1. Short title

This Act may be cited as the Transcription and Mortgage Act.

## 2. Interpretation

In this Act -

“bar code” has the same meaning as in the Registration Duty Act;

“Conservator” means the Conservator of Mortgages;

“DCDB” means the Digital Cadastral Database kept and maintained in electronic form by the Ministry responsible for the subject of land surveys;

“mortgage” means a hypothec established under the Code Napoleon;

“MIPD” means the Movable and Immovable Property Database in which every registered, transcribed and inscribed document and every summary submitted under section 3B shall be kept and maintained in electronic form by the Conservator of Mortgages;

“RDDS” has the same meaning as in the Registration Duty Act;

“Receiver” has the same meaning as in the Registration Duty Act.

**Amended by** [\[Act No. 26 of 2013\]](#); [\[Act No. 4 of 2017\]](#)

## 3. Documents to be transcribed

There shall be transcribed -

- (a) every deed witnessing -
  - (i) the transfer inter vivos of any immovable property;
  - (ii) a declaration in relation to any immovable property;
  - (iii) the renunciation to any right in relation to immovable property; and
  - (iv) any pledge of immovable property (antichrese) or any servitude or right of use (droit d'usage) or residence (droit d'habitation) in any immovable property;
- (b) every judgment declaring the existence of any right in immovable property;
- (c) every judgment of adjudication;

- (d) every deed importing renunciation of any right specified in paragraph (a) (iv);
- (e) every judgment declaring the existence of any right specified in paragraph (a)(iv);
- (f) every deed witnessing the lease of rural property (bail a ferme);
- (g) every deed or judgment witnessing the discharge or transfer of rent payable whether in cash or in kind under a rural property lease and not due under the lease at the date of payment;
- (h) every deed witnessing the lease of house property (bail a loyer) of more than 3 years duration;
- (i) every deed or judgment witnessing the discharge or transfer of rent under a house property lease exceeding one year and not due under the lease at the date of payment; and
- (j) every affidavit or deed of notoriety setting out the heirs and beneficiaries of deceased owners of immovable property;
- (k) every renunciation of a heir to his rights in a succession under article 784 of the Code Napoleon made before the Master and Registrar;
- (l) Every retraction of renunciation under article 790 of the Code Napoleon and
- (m) any deed or document witnessing the transfer or lease by way of *crédit bail* under article 1831 of the Code Civil Mauricien of movable and immovable property in such form and manner as may be prescribed;
- (n) Certificate of Transfer of Undertaking issued under section 346A of the Companies Act.
- (o) deed or document witnessing a request for erasure of inscription.

**Amended by** [\[Act No. 4 of 1987\]](#); [\[Act No. 4 of 1999\]](#); **Amended by** [\[Act No. 37 of 2011\]](#); [\[Act No. 1 of 2013\]](#); [\[Act No. 26 of 2013\]](#)

### **3A. Electronic submission of deed or document**

Any deed or document submitted electronically to the Conservator of Mortgages and saved in the MIPD shall be deemed to meet the requirements and reproduce the contents of the original deed or document, as the case may be, for the purpose of this Act.

**Added by** [\[Act No. 9 of 2015\]](#)

### **3B. Submission of summary**

(1) Every Deed presented for registration and transcription or inscription shall be accompanied by a summary, duly filled in.

(2) In this section –

(a) “Deed” means any deed witnessing –

- (i) the sale or transfer of an immovable property;
- (ii) a mortgage or a charge;
- (iia) an acquisitive prescription under the Acquisitive Prescription Act 2018;
- (iii) a lease;
- (iv) a *crédit-bail*; or
- (v) a seizure;

(b) “summary”, in respect of a Deed, means the appropriate form set out in the Sixth Schedule.

**Amended by** [\[Act No. 4 of 2017\]](#); [\[Act No. 13 of 2018\]](#)

#### **4. Transcription of document on death of landowner**

(1) When any owner of immovable property dies, any one of his heirs, beneficiaries or the executors appointed quoad the succession or the notary in charge of the succession shall cause an affidavit or a notarial deed to be drawn up within 3 months from the date of death containing and having-

- (a) in respect of the affidavit or notarial deed, the following features -
  - (i) the typeface shall be “Cambria” in regular style and shall have font size of 12 point and the affidavit or notarial deed shall be printed on A4 size paper of not less than 90 grams;
  - (ii) every page shall be consecutively numbered on the bottom-right, page 1 of the total number of pages, page 2 of the total number of pages and so on and so forth and any annex thereto shall be numbered on the bottom-right, page 1 of the total number of pages, page 2 of the total number of pages and so on and so forth;
  - (iii) any date mentioned shall be in format DD/MM/YYYY;

**Amended by** [\[Act No. 20 of 2011\]](#)

- (aa) in respect of the deceased –
  - (i) his first name or first names, in small letters, followed by his surname in capital letters, and his National Identity Card Number, where available, in format XXXXXXXXXXXXXXXX (14 characters);

- (ii) his date of birth in format DD/MM/YYYY, with a reference to the registered number of his birth certificate in format Birth Certificate No./Year of Registration of Birth and the Civil Status Office where the birth was registered;
  - (iii) where applicable, his date of marriage in format DD/MM/YYYY, with a reference to the registered number of the marriage certificate in format Marriage Certificate No./Year of Marriage, the Civil Status Office where the marriage was registered and the matrimonial regime applicable to him at the time of the transfer;
  - (iv) where applicable, his business registration number under the Business Registration Act in format XXXXXXXXXX (9 characters);
  - (v) the first name or first names of the surviving spouse in small letters, followed by his surname in capital letters, his National Identity Card Number, where available, in format XXXXXXXXXXXXXXXX (14 characters), and, where applicable, his business registration number under the Business Registration Act in format XXXXXXXXXX (9 characters);
  - (vi) in case any previous marriage has been dissolved, the first name or first names of his previous spouse in small letters followed by his surname in capital letters and his National Identity Card Number, where available, in format XXXXXXXXXXXXXXXX (14 characters); and
  - (vii) the death certificate in format Death Certificate No./Year of Death;
- (ab) in respect of the immovable property, the address of the property and the title of ownership in format TV xxxx/xxx or TV xxxxxx/xxxxxx, the Parcel Identification Number (PIN) where available, together with a site plan showing the precise

- (b) in respect of the heirs and beneficiaries -
  - (i) their first name or first names in small letters followed by their surname in capital letters, profession, and their National Identity Card Number, where available, in format XXXXXXXXXXXXXXXX (14 characters); and
  - (ii) their date and place of birth together with a reference to the registered number of their birth certificates and the civil status office where their birth was registered.
- (2) The affidavit or the notarial deed shall be presented to the Conservator of Mortgages within 3 months of the date of death for transcription in the manner provided for under sections 48 and 48A of the Transcription and Mortgage Act.
- (3) No affidavit or notarial deed shall be transcribed unless it contains information relating to at least one immovable property owned by the deceased at the time of his death, including the Transcription Volume Number (TV No.).

**Amended by** [\[Act No. 4 of 1987\]](#); [\[Act No. 20 of 2009\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2013\]](#)

#### **4A. Format of deed scanned**

Any deed scanned for the purpose of the RDDs shall be scanned in –

- (a) Portable Document Format (PDF);
- (b) 300 dots per inch (DPI) Image Resolution; and
- (c) text-searchable format by applying Optical Character Recognition (OCR).

**Amended by** [\[Act No. 4 of 1987\]](#); [\[Act No. 26 of 2013\]](#); [\[Act No. 9 of 2015\]](#)

#### **4B. No fee to be levied**

No fee shall be levied for the transcription of the affidavit or notarial deed referred to in section 4.

**Added by** [\[Act No. 4 of 1987\]](#)

#### **5. Documents not transcribed**

- (1) Subject to subsection (2), no right in immovable property under a deed or judgment shall be maintained against a third party whose rights are secured by law over the immovable property to which the deed or judgment applies, unless the deed or judgment has been transcribed.
- (2) A right under a lease of house property which has not been transcribed may be maintained against third parties for a period not exceeding 3 years.

## **6. Judgments extinguishing real rights**

- (1) Every judgment decreeing the cancellation (resolution), nullity or rescission, either in whole or in part, of any transcribed deed or judgment shall, within one month of the judgment becoming final, be entered in the margin of the register where the deed or judgment has been transcribed.
- (2)
  - (a) The attorney who obtained the judgment, shall under a penalty not exceeding 500 rupees and of damages, cause the entry to be made by transmitting a memorandum (bordereau) of it, prepared and signed by him, to the Conservator, who shall give a receipt.
  - (b) Where an attorney fails to comply with paragraph (a), any interested party may cause the entry to be made by any other attorney.

## **7. Certificate of transcription**

The Conservator shall at the request of any interested person, deliver a certificate of any transcription or entry specified in section 3.

## **8. Inscription by creditors**

- (1) Subject to subsection (3), a creditor who has a mortgage or a privilege under articles 2123, 2127 or 2128 of the Code Napoleon and whose title is prior to the date of any document specified in section 3 may, not later than 14 days of the transcription of any such document cause his rights to be inscribed against the previous owner.
- (2) No inscription taken outside the time limit specified in subsection (1) shall be valid.
- (3) A vendor or co-partner (co-partageant) of immovable property may, not more than 45 days from the date of the sale or partition and notwithstanding the transcription of any other deed in the interval, cause the privilege to which he is entitled under articles 2108 and 2109 of the Code Napoleon to be inscribed.

## **9. Repealed by [\[Act No. 8 of 1983\]](#)**

## **10. –**

## **11. Non-renewal of creditor's inscription**

- (1) In case of sale on forcible ejectment, creditors who have their rights inscribed at the date of the adjudication, may be collocated on the division of the sale price, although their inscriptions have not been renewed within the 40 years prescribed.
- (2) In the case of non-renewal, the creditor shall not sue the purchaser by way of folle enchere, nor have any right of recourse (droit de suite) against third parties (tiers acquereurs).
- (2) Subsection (2) shall apply to every sale by order of court so far as regards the rights of folle enchere and of recourse, which rights the creditor shall lose unless he has renewed his inscription within the prescribed 40 years.

**Amended by** [\[Act No. 37 of 2011\]](#)

**12. Repealed by** [\[Act No. 8 of 1983\]](#)

**13. Mortgage for credits opened**

- (1) The owner of immovable property may grant on that property a mortgage for a fixed sum, for a credit opened to him, whether the amount is paid at once or by successive instalments.
- (2) The mortgage shall take rank from the date of its inscription, whatever be the dates of each successive payment which may be proved by written vouchers.
- (3) Where a credit specified in subsection (1) is opened and is renewable yearly wholly or partly for several consecutive years not exceeding 40 years in all, no fresh mortgage or inscription shall be required after each annual settlement.
- (4) The mortgage given and the inscription taken, by virtue of the original deed opening the credit, shall guarantee, up to the amount of the inscription taken, the payment of the definitive balance proved by written vouchers as may be due at the expiration of the credit.

**Amended by** [\[Act No. 15 of 1988\]](#); [\[Act No. 37 of 2011\]](#)

**14. Inscription not null for want of form**

The omission of one or more of the formalities prescribed by the Code Napoleon for the inscription of mortgages or privileges shall not per se involve the absolute nullity of the inscription, subject to the court's power to annul the inscription or reduce the force and effect of it where any real prejudice has been caused by the omission.

**14A-40. Repealed by [\[Act No. 8 of 1983\]](#)**

**41. Inscriptions dispensed from renewal**

Notwithstanding article 2154 of the Code Napoleon, the inscription taken against a guardian or the husband of a married woman -

- (a) may not be renewed while the guardianship or marriage is in force;
- (b) must be renewed within one year following the end of the guardianship or the dissolution of the marriage.

**42. Inscription after marriage or guardianship**

Where a legal mortgage has not been renewed within the year following the end of the guardianship or the dissolution of the marriage, the mortgages inscribed shall, in regard to third parties, bear date only from the date of any inscription which may be taken after that time.

**43. Transfers of wife's mortgage**

- (1) No transfer or renunciation by a wife of her legal mortgage shall be valid unless it is embodied in authentic deed.
- (2) Any person in whose favour a transfer is made under subsection (1), shall only be vested with the mortgage as regards third parties from -
  - (a) the date of the inscription of the deed witnessing the transfer or renunciation;
  - (b) in the case of a subrogation, the date on which an entry in respect of the subrogation is made in the margin of the register where the legal mortgage is inscribed.
- (3) No renunciation of a legal mortgage shall be inscribed except where the renunciation constitutes a subrogation.
- (4) Where a legal mortgage is on different days transferred to more than one person, the rights of those persons to the mortgage shall be determined by the dates of those inscriptions or entries.

**44-45. -**

**46. Inscription of conditional deed of loan**

A mortgage granted under a conditional deed of loan shall rank from the date of inscription irrespective of the date of payment.

**47. Forcible ejectment**

- (1) Any adjudication made pursuant to a sale under the sale of immovable Property Act shall clear all legal mortgages not inscribed on the properties so sold.
- (2) Notwithstanding subsection (1) any guardian or subguardian may produce claims at the order for the distribution of the price of the immovable property sold in accordance with section 11 (1).

**48. Authentic deeds and judgments**

- (1) Where an authentic deed or judgment registered and recorded under section 34 of the Registration Duty Act is required to be transcribed, the Conservator shall, on payment of any fee referred to in section 56(2), cause the authentic deed or judgment recorded in the RDDDS to be transcribed in the MIPD.
- (2) (a) Where an authentic deed or judgment is transcribed under subsection (1), the Conservator shall –
  - (i) cause an electronic copy to be replicated and saved in the DCDB; and
  - (ii) cause the authentic deed or judgment, together with the particulars specified in subsection (4), to be forwarded to the person concerned through the RDDDS or to be delivered to him in person.
- (b) The authentic deed or judgment forwarded or delivered under paragraph (a) shall constitute proof of registration and transcription.
- (3) The deed or judgment required to be transcribed shall contain and have –
  - (a) in respect of the deed or judgment –

- (i) the typeface "Cambria" in regular style and font size of 12 point and shall be printed on A4 size paper of not less than 90 grams;
- (ii) every page consecutively numbered on the bottom-right, page 1 of the total number of pages, page 2 of the total number of pages and so on and so forth and any annex thereto numbered on the bottom right, page 1 of the total number of pages, page 2 of the total number of pages and so on and so forth;
- (iii) any date mentioned in format DD/MM/YYYY;
- (iv) no abbreviation, interlineation, superscription and any word erased or scratched out has to remain legible;
- (v) on the recto of every sheet, a blank margin of 3 centimetres on the left and one centimetre on the top, right and bottom except that on the first and last sheets, the top margin shall be 10 centimetres;
- (vi) on the verso of every sheet, a blank margin of 3 centimetres on the right and one centimetre on the top, left and bottom;
- (vii) the marginal entry made at the end of the content of the deed;
- (viii) all annexes at the end of the deed and numbered consecutively on the bottom-right, page 1 of the total number of pages, page 2 of the total number of pages and so on and so forth; and
- (ix) where it contains marginal corrections which may be handwritten and words erased or scratched out, a certificate, to which the person filling, shall affix his signature or his initials, setting out the number of marginal corrections made and the number of words erased or scratched out;

(b) in respect of each party –

- (i) his first name or first names in small letters followed by his surname in capital letters and his National Identity Card Number, where available, in format XXXXXXXXXXXXXXXX (14 characters) and where applicable, a scanned image of a recent passport-sized photograph of him, printed in the deed;
  - (ii) his occupation and the postal address of his residence;
  - (iii) his date of birth in format DD/MM/YYYY, with a reference to the registered number of his birth certificate in format Birth Certificate No./Year of Registration of Birth and the Civil Status Office where the birth was registered;
  - (iv) where applicable, his date of marriage in format DD/MM/YYYY, with a reference to the registered number of the marriage certificate in format Marriage Certificate No./Year of Marriage, the Civil Status Office where the marriage was registered and the matrimonial regime applicable to him at the time of the transfer;
  - (v) where applicable, his business registration number under the Business Registration Act in format XXXXXXXXXX (9 characters); and
- (c) in respect of the immovable property –
- (i) the address of the property, the Parcel Identification Number (PIN) where available, together with a site plan showing the precise location;
  - (ii) the area of land in format Xm2 up to 2 decimal places and the nature and description of the building, if any, on it, and where undivided rights are transferred, the fraction of the property sold;
  - (iii) the price paid in format Rs X or other appropriate currency on the last transfer of the property and the title of ownership in format TV xxxx/xxx or TV xxxxxx/xxxxxx; and

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(iv) the consideration and real value, of the property in format Rs X or other appropriate currency.

(4) The particulars referred to in subsection (2) shall be –

- (a) the time and date of registration of the transcription;
- (b) the title number;
- (c) the amount of duty paid;
- (d) the signature of the Receiver; and
- (e) the bar code.

(5) The Conservator may reject any deed or judgment which does not satisfy any of the requirements of subsection (3).

(6) - (7) **Repealed by** [\[Act No. 26 of 2013\]](#)

**Amended by** [\[Act No. 37 of 1990\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2013\]](#); [\[Act No. 9 of 2015\]](#)

#### **48A. Transcription of private deeds**

(1) (a) Where a deed under private signatures registered and recorded under section 34 of the Registration Duty Act is required to be transcribed under this section, the Conservator shall, on payment of any fee referred to in section 56(2), cause the deed under private signatures saved in the RDDS to be transcribed in the MIPD.

(aa) This section shall not apply to a transfer of immovable property.

(b) The deed to be transcribed under paragraph (a) shall satisfy the requirements of section 48(3) and (4).

(2) (a) Where a deed under private signatures is transcribed under subsection (1), the Conservator shall cause the authentic deed or judgment, together with the particulars specified in section 48(4), to be forwarded to the person concerned through the RDDS or to be delivered to him in person.

(b) The deed under private signatures forwarded or delivered under paragraph (a) shall constitute proof of registration and transcription.

(3) The Conservator may reject any original deed which does not satisfy any of the requirements of section 48(3) and (4).

**Amended by** [\[Act No. 37 of 1990\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2012\]](#); [\[Act No. 26 of 2013\]](#)

#### **48B. Transcription of deeds executed abroad**

(1) The transcription of a deed executed or a judgment obtained outside Mauritius shall be effected by filing in the Mortgage Office the original, or a certified copy, or a verbatim extract, of the deed or judgment which shall then be transcribed by the Conservator, by scanning and saving a scanned copy thereof in the MIPD referred to in section 48(1).

(2) The original or a certified copy, or a verbatim extract, of the deed or judgment referred to in subsection (1) shall be returned to the person who filed it after endorsement by the Conservator.

**Amended by** [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2013\]](#)

#### **49. Transcription of deed of renunciation and retraction**

(1) (a) Where a deed of renunciation or retraction registered and recorded under section 34 of the Registration Duty Act is required to be transcribed, the Conservator shall, on payment of any fee referred to in section 56(2), cause the deed recorded in the RDDDS to be transcribed in the MIPD.

(b) The deed to be transcribed under paragraph (a) shall satisfy the requirements of section 48(3) and (4).

(2) (a) Where a deed of renunciation or retraction is transcribed under subsection (1)(a), the Conservator shall cause the deed of renunciation or retraction, together with the particulars specified in section 48(4), to be forwarded to the person concerned through the RDDDS or to be delivered to him in person.

(b) The deed of renunciation or retraction forwarded or delivered under paragraph (a) shall constitute proof of registration and transcription.

(3) The Conservator may reject any deed which does not satisfy any of the requirements of section 48(3) and (4).

**Amended by** [\[Act No. 8 of 1983\]](#); [\[Act No. 4 of 1999\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2012\]](#); [\[Act No. 26 of 2013\]](#)

#### **49A. Scanning of deeds**

Any deed scanned for the purpose of the RDDS shall be scanned in –

- (a) Portable Document Format (PDF);
- (b) 300 dots per inch (DPI) Image Resolution; and
- (c) text-searchable format by applying Optical Character Recognition (OCR).

**Added by** [\[Act No. 9 of 2015\]](#)

#### **50. Transcription of seizure**

(1) Where a memorandum of seizure registered and recorded under section 34 of the Registration Duty Act is required to be transcribed, the Conservator shall, on payment of any fee under section 56(2), cause the memorandum of seizure, together with the authority to seize and the usher's return recorded in the RDDS, to be transcribed in the MIPD.

(1A) For the purpose of subsection (1), an application shall be made in such form as the Conservator may approve.

(2) (a) Where a memorandum of seizure is transcribed under subsection (1), the Conservator shall –

- (i) cause an electronic copy thereof to be replicated in the DCDB;
- (ii) cause the memorandum of seizure, together with the particulars specified in section 48(4), to be forwarded to the person concerned through the RDDS or to be delivered to him in person.

(b) The memorandum of seizure forwarded or delivered under paragraph (a) shall constitute proof of registration and transcription.

**Amended by** [\[Act No. 37 of 1990\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2013\]](#); [\[Act No. 9 of 2015\]](#)

**51-52. Repealed by** [\[Act No. 8 of 1983\]](#)

**53. Defences of creditors of possessor**

Where the possessor of immovable property under the operation of the laws of prescription renounces his rights under those laws, his creditors or any person claiming under him, may sustain those rights of prescription.

**54. Exemption from proportional duty**

No proportional duty shall be levied by the Conservator on inscriptions of legal mortgage taken for or on behalf of married women or against a guardian.

**55. Preservation of mortgages**

The preservation of mortgages (la conservation des hypothèques) implies the performance of all formalities required by law for regularising, transcribing, giving effect to, or otherwise maintaining the validity of mortgage deeds.

**56. Duties of Conservator**

- (1) The preservation of all mortgages is vested in the Conservator.
- (2) In addition to the preservation of mortgages the Conservator shall transcribe in the MIPD transfers of property and any other deeds required or allowed by law to be transcribed, and levy the fees and other payments accruing to the Consolidated Fund in connection with his duties.
- (3) **Repealed by** [\[Act No. 26 of 2013\]](#)
- (4) The Conservator shall make available for collection any deed or document within 6 hours of the date of payment of any fees or other payment on the deed or document.

**Amended by** [\[Act No. 18 of 2008\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 26 of 2013\]](#)

**57. -**

**58. Domicile of Conservator**

- (1) The domicile (domicile de droit) of the Conservator shall be at the office of the Conservator and that domicile shall continue as long as the responsibility lasts, even after he has ceased to hold office.
- (2) Where the Conservator resigns, the resignation shall not be accepted until his successor has assumed office.

#### **59. Repertoire to be kept by Conservator**

- (1) In addition to the registers specified in articles 2196 to 2203 of the Code Napoleon the Conservator shall keep a register called the Repertoire in which he shall enter in order of deposit, and under a special account opened in the name of every party affected by any deed, a summary of all inscriptions or other transactions concerning immovable property, together with a reference to the volume and number of the register in which the deeds have been copied or noted.
- (2) The *Repertoire* under subsection (1) shall be kept and maintained electronically by the Conservator.

**Amended by** [\[Act No. 26 of 2013\]](#)

#### **60. Fees, dues and charges**

All fees, dues and charges shall be paid in advance, and the Conservator's receipt for them shall be written in words and figures on the deed in respect of which they are levied.

#### **61. Duration of inscriptions**

- (1) Subject to section 41, an inscription shall be valid for a period of 40 years from its date.
- (2) An inscription may be renewed within the period specified in subsection (1) and such renewal shall be made in the form set out in the Fifth Schedule and shall have the same legal effect as an inscription.
- (3) Subsections (1) and (2) shall apply to inscriptions made ex-officio by the Conservator.

**Amended by** [\[Act No. 20 of 2009\]](#); [\[Act No. 37 of 2011\]](#)

#### **62. Fees, dues and charges**

- (1) Subject to section 63 (2) and subsection (2), the Conservator shall levy –
  - (a) the fees, dues and other charges set out in the Third Schedule; and
  - (b) where he delivers any document specified in the Third Schedule the fee specified in the Fourth Schedule.
- (2) The Government shall be exempt from payment of the fee mentioned in subsection 1 (b).
- (3) **Repealed by** [\[Act No. 9 of 2015\]](#)

- (4) Notwithstanding subsections (1) and (3), where, in the case of transfer of a property under the Real Estate Development Scheme prescribed under Economic Development Board Act 2017, duty under the Registration Duty Act is paid in any hard convertible foreign currency, the fees, dues and other charges leviable under this Act shall be an amount in that foreign currency equivalent to the appropriate rupee amount specified in the Third and Fourth Schedules.

**Amended by** [\[Act No. 28 of 1982\]](#); [\[Act No. 20 of 2011\]](#); [\[Act No. 11 of 2017\]](#)

### **63. Fees for searches**

- (1) The fees for searches in the mortgage or transcription books, or in the MIPD shall be those set out in the Third Schedule.
- (1A) Notwithstanding subsection (1), no fee shall, for the month of April 2020 or such other month as may be prescribed, be payable for searches in the mortgage or transcription books, or in the MIPD.
- (2) Searches made –
- (a) on behalf of Government;
  - (b) by –
    - (i) the Bank of Mauritius established under the Bank of Mauritius Act;
    - (ii) the Commission established under the Prevention of Corruption Act;
    - (iii) the Financial Services Commission established under the Financial Services Act;
    - (iv) the FIU established under the Financial Intelligence and Anti-Money Laundering Act;
    - (v) the Integrity Reporting Services Agency established under the Good Governance and Integrity Reporting Act 2015;
    - (vi) the Mauritius Revenue Authority established under the Mauritius Revenue Authority Act; and
    - (vii) by such other entity as may be prescribed,

shall be free of charge.

- (3) Subject to subsection (4), no search in the said books or in the MIPD shall be made without the written authority of the Conservator.
- (4) Any person to whom authority is refused under subsection (3), shall on prepayment of the fees prescribed in the Third Schedule, be given by the Conservator such information as may be required by him from the books.
- (5) This section shall be in addition to and not in derogation from articles 2196 to 2203 of the Code Napoleon.

- (6) Subject to subsections (4) and (7) the payment of the search fee, whether by the day, month or hour, shall entitle the person paying it to make the search either by himself or by his duly authorised agent or clerk.
- (7) An authority under subsection (3), may in case of misconduct by the person searching be withdrawn by the Conservator.
- (8) Any person aggrieved by a decision of the Conservator in refusing or withdrawing an authority under this section, may appeal to the Minister against such refusal or withdrawal, as the case may be.

Amended by [\[Act No. 9 of 2015\]](#); [\[Act No. 18 of 2016\]](#); [\[Act No. 1 of 2020\]](#)

#### **63A. Online access to MIPD and *Repertoire***

(1) The Conservator shall give online access to the MIPD and the *Repertoire*, on such conditions and on payment of such fees as may be specified in the Fourth Schedule.

(2) The Minister may prescribe the categories of persons who will have access to the MIPD and *Repertoire*.

Added by [\[Act No. 26 of 2013\]](#)

#### **64. Regulations and amendment of Schedules**

- (1) The Minister may make such regulations as he thinks fit for the purposes of this Act.
- (2) The Minister may, by regulations, amend the Schedules.
- (3) The Minister may if he thinks fit remit the whole or part of any fees, dues and charges payable under this Act.

Amended by [\[Act No. 28 of 1982\]](#); [\[Act No. 15 of 1988\]](#)

#### **65. Recovery of fees, dues and charges**

- (1) The recovery of fees, dues and charges leviable under this Act, shall be by way of summons to show cause before a Judge in Chambers who shall decide the matter summarily.
- (2) No costs shall be awarded against the unsuccessful party other than the disbursements for stamps and for the issuing and service of the summons and execution of the order.
- (3) Where the claim is less than 50 rupees the proceedings in connection with it shall be exempt from stamp and registration dues, and from all court fees.
- (4) No appeal shall lie against the order except by leave of the Judge, and such order shall be a sufficient authority to the Registrar to issue a writ of execution on it.

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**FIRST SCHEDULE**

**FORM A**

(section 14A (1))

**BOND**

Entered on the day... day of ..... 1 9...

... (names in full) Membership Number... of the... cooperative society hereinafter called the member

**IN FAVOUR OF**

The... Co-operative Society.

The member binds himself, his heirs and successors, as long as he or they remain indebted to the co-operative society and until released from the present bond, not to mortgage or alienate the following property

- (a) a portion of land... arpents and... perches in the district of... place called ... bounded as per memorandum of Land Surveyor ..... dated ..... and registered in Vol ..... No... or as per title deeds -
- (b) a portion of land (same as above).
- (c) ...

The member is the owner of the abovementioned portion/s of land for ... having purchased it/them from ..... as per deed dated ..... drawn up by Notary ..... transcribed on the ..... in Vol ..... No...

OR

having inherited it/them from ... who purchased it/them from... as per deed dated... drawn up by Notary...transcribed on the... in Vol... No...

Dated and signed/attested in 2 originals at...

.....Secretary

.....Chairman or Member

Signature or thumbprint of Member

.....  
Cooperative Society

**FORM B**

(section 14A (2))

**CERTIFICATE**

I certify that the member is indebted to and/or has obtained credit from... Society and that the transcription of this Bond is necessary for the protection of the interests of the Society.

I also certify that this document is an exact copy of the other original with which it has been duly collated.

I approve... words erased... blanks crossed out and ... marginal corrections.

.....Registrar of Cooperative Societies

**FORM C**

(section 14A (3))

Office of the .....  
Cooperative Society

To: The Registrar of Cooperative Societies

Date .....

We ... Office ... and ... Office ... duly empowered to act for and on behalf of the Society intend to release... from his bond dated... and transcribed on the... in Vol... No... in respect of -

- (a) a portion of land of... arpents and... perches in the district of... place called...
- (b) .....
- (c) .....

Given in 2 originals under our hands and the seal of the Society at .. this ... day of ... 19

... .. (Office)..  
 ..... (Office).

-----  
**FORM D**

(section 14A (3))

**CERTIFICATE**

I certify that the proposed cancellation is in order and that inscription of cancellation may be effected in respect of the properties mentioned.

I also certify that this document is an exact copy of the other original with which it has been duly collated.

Dated... at Port Louis.

.....  
Registrar of Cooperative Societies

-----  
**SECOND SCHEDULE**

**Repealed by [\[Act No. 37 of 1990\]](#)**

-----  
**THIRD SCHEDULE**

[Sections 62 and 63]

**TARIFF OF FEES, DUES AND CHARGES**

Rupees

1. For transcribing a document

NIL

1A.	For transcribing a document witnessing the transfer of property by a bank or leasing company to a person pursuant to an arrangement entered into between the bank or leasing company and the person whereby the bank or leasing company initially purchased the property with a view to selling or transferring the same to that person	NIL
2.	For inscribing –	
	(a) a mortgage or a privilege	NIL
	(b) a fixed or floating charge ( <i>sûreté fixe ou flottante</i> ) in accordance with article 2202-10 or 2203-6 of the Code Civil Mauricien	NIL
	(c) a pledge ( <i>gage sans déplacement</i> ) in accordance with articles 2112 to 2119 of the Code Civil Mauricien	NIL
3.	For the renewal of an inscription of mortgage or privilege	NIL
4.	For every entry in the margin of a transcription or an inscription in circumstances other than those referred to in item 5A	400
5.	For final or partial erasure of a transcription or an inscription in circumstances other than those referred to in item 5A	400
5A.	For every entry in the margin of a transcription or an inscription, or for final or partial erasure of a transcription or an inscription, in the circumstances where exemption or part of exemption has been granted in respect of a takeover or transfer of undertaking pursuant to item (zb) of the Eighth Schedule to the Land (Duties and Taxes) Act	NIL
6.	For a certificate –	
	(a) on a memorandum of seizure showing the day and hour at which it is presented	200
	(b) of refusal to transcribe a seizure on account of previous seizure	200
	(c) of transcription or non transcription of a document	200
	(d) of an entry in respect of a transcription or inscription	200
	(e) of erasure of a transcription or of an inscription	200
	(f) showing whether a property is burdened or not with any inscription –	
	(i) for every person specified	200
	(ii) for every sheet of the certificate	200
	(iii) for every sheet of the copy of the inscription	200
7.	For making searches in the records in the custody of the Conservator of Mortgages per person –	
	(a) per day or fraction of a day	200
	(b) per month	2000
8.	Storage fee for non-collection of notarial deed after the date specified in the written notification by the Conservator	2000 per deed, per month or part of the month
9.	For transcribing a lease agreement in respect of State land for industrial or	NIL

commercial purposes on production of a certificate from the Ministry responsible for the subject of lands certifying that the lessee has opted for a new lease pursuant to section 6(1E) of the State Lands Act

10. Loan agreement by cooperative societies to their members of an amount of up to 25,000 rupees NIL

Amended by [\[GN No. 185 of 1998\]](#)

Repealed and replaced by [\[Act No. 15 of 2006\]](#)

Amended by [\[GN No. 7 of 2009\]](#); [\[GN No. 39 of 2011\]](#); [\[GN No. 233 of 2011\]](#); [\[GN No. 174 of 2012\]](#); [\[Act No. 26 of 2013\]](#); [\[GN No. 52 of 2015\]](#)

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**FOURTH SCHEDULE**

[Sections 62 and 63]

**TARIFF OF FEES, DUES AND CHARGES (RS)**

- |        |   |       |
|--------|---|-------|
| 1. (1) | For transcribing any deed or document drawn by a notary   | 1,000 |
| (2)    | For transcribing a document witnessing the transfer of property by a bank or leasing company to a person pursuant to an arrangement entered into between the bank or leasing company and the person whereby the bank or leasing company initially purchased the property with a view to selling or transferring the same to that person | Nil   |
| (3)    | For transcribing lease or sublease agreement, by a small planter, of land not exceeding 10 hectares, for agricultural use   | Nil   |
| (4)    | For transcribing a lease agreement in respect of State land for industrial or commercial purposes on production of a certificate from the Ministry responsible for the subject of lands, certifying that the lessee has opted for a new lease pursuant to section 6(1E) of the State Lands Act  | Nil   |
| (5)    | For transcribing any judgment of a Court, agreement or any other document   | 550   |
| 2.     | For inscribing –  |       |

(a)	a mortgage or a privilege per <i>bordereau</i> by a notary	700
(b)	a fixed or floating charge ( <i>sûreté fixe ou flottante</i> ) in accordance with article 2202-10 or 2203-6 of the Code Civil Mauricien	700
(c)	a pledge ( <i>gage sans déplacement</i> ) in accordance with articles 2112 to 2119 of the Code Civil Mauricien	700
(d)	lease agreement by a leasing company	700
(e)	loan agreement of an amount of up to 100,000 rupees by the Development Bank of Mauritius to any person other than its employees	100
(f)	loan agreement of an amount of up to 100,000 rupees by the National Agricultural Products Regulatory Office to growers of tobacco leaves	100
(g)	loan agreement of an amount of up to 100,000 rupees by the cooperative society to its members	100
<b>3.</b>	For the renewal of an inscription of mortgage or privilege by a notary	700
<b>4.</b>	For every entry in the margin of a transcription or an inscription in circumstances other than those referred to in item 6	400
<b>5.</b>	For final or partial erasure of a transcription or an inscription in circumstances other than those referred to in item 6	500
<b>6.</b>	For every entry in the margin of a transcription or an inscription, or for final or partial erasure of a transcription or an inscription, in the circumstances where exemption or part of exemption has been granted in respect of a takeover or transfer of undertaking pursuant to item (zb) of the Eighth Schedule to the Land (Duties and Taxes) Act	Nil

<b>7.</b>	For a certificate –	
	(a) on a memorandum of seizure showing the day and hour at which it is presented	200
	(b) of refusal to transcribe a seizure on account of previous seizure	200
	(c) of transcription or non-transcription of a document	200
	(d) of an entry in respect of a transcription or inscription	200
	(e) of erasure of a transcription or of an inscription	200
	(f) showing whether a property is burdened or not with any inscription –	
	(i) or every person specified	200
	(ii) for every sheet of the certificate	200
	(iii) for every sheet of the copy of the inscription	200
<b>8.</b>	For making searches in the records in the custody of the Conservator of Mortgages per person –	
	(a) per day or fraction of a day	200
	(b) per month	2,000
<b>9.</b>	Storage fee for non-collection of notarial deed after the date specified in the written notification by the Conservator per month or part of the month	2,000 per deed, per month or part of the month
<b>10.</b>	Where exemption or part of exemption has been granted in respect of a takeover or transfer of undertaking pursuant to item (zb) of the Eighth Schedule to the Land (Duties and Taxes) Act, any document in relation to that takeover or transfer of undertaking, presented for transcription, inscription or erasure of inscription as the case may be	Nil

11. Any other document, not covered under items 1 to 10, presented for inscription, renewal of inscription or erasure of inscription, in respect of each original or copy 150

Repealed and replaced by [\[Act No. 13 of 2019\]](#)

Amended by [\[GN No. 185 of 1998\]](#); [\[Act No. 15 of 2006\]](#);

**FIFTH SCHEDULE**

[Section 61(2)]

**FORM FOR RENEWAL OF INSCRIPTION**

This form is submitted for the renewal of the inscription of the mortgage/conventional/fixed charge/floating charge/privilege\* taken in the Office of the Conservator of Mortgages on.....in Volume.....No.....in favour of ..... against ..... for securing the principal amount of .....and accessories amounting to.....

Added by [\[Act No. 20 of 2009\]](#)

**SIXTH SCHEDULE**

[Section 3B]

**SUMMARY**

<b>Summary Form A – sale/transfer of property</b>	<b>For official use only</b>
	Title no. .... Barcode .....
<b>Application details</b>	
Nature of transaction .....	
Date of deed (dd/mm/yyyy) .....	
Name of notary .....	
<b>Vendor's/transferor's details</b>	
Surname ( <i>in block letters</i> ) .....	
Name .....	
Name of corporate body ( <i>in block letters</i> ) .....	
NIC no./BRN .....	
Address .....	

(1) District

.....

(2) Village/town

.....

(3) Street

.....

.....

<b>Summary Form A – sale/transfer of property</b>	<b>For official use only</b>
	Title no. .... Barcode .....
<b>Purchaser's/transferee's details</b>	
Surname ( <i>in block letters</i> )	.....
Name	.....
Name of corporate body ( <i>in block letters</i> )	.....
NIC no./BRN	.....
Address	
(1) District	.....
(2) Village/town	.....
(3) Street	.....

<b>Summary Form A – sale/transfer of property</b>	<b>For official use only</b>
	Title no. .... Barcode .....
<b>Property details</b>	
Extent of property (m <sup>2</sup> )	.....
	PIN.....
Property description	.....
Property Address	
(1) District	.....
(2) Village/town	.....
(3) Street	.....
<b>Value of property</b>	
Value of property ( <i>consideration declared</i> )	.....
	Currency.....
Real value of property	.....
	Currency.....
<b><i>Situation hypothecaire</i></b>	
.....	
.....	

<b>Summary Form A – sale/transfer of property</b>		<b>For official use only</b> Title no. .... Barcode .....
<b>Subrogation/loan on the property purchased (if any)</b>		
Name of creditor <i>(in block letters)</i>	.....	
NIC no./BRN	.....	
Address	.....	
(1) District	.....	
(2) Village/town	.....	
(3) Street	.....	
Amount of loan	.....	
Date of settlement of loan	.....	
..... Date	..... Signature	

<b>Summary Form B – Mortgage deeds/instrument of charges</b>		<b>For official use only</b> Title no. .... Barcode .....
<b>Application details</b>		
Nature of transaction	.....	
Date of deed (dd/mm/yyyy)	.....	
Name of notary/financial institution:	.....	
<b>Creditor's details</b>		
Name of corporate body <i>(in block letters)</i>	.....	
Surname <i>(in block letters)</i>	.....	
Name	.....	
NIC no./BRN	.....	
Address	.....	
(1) District	.....	
(2) Village/town	.....	
(3) Street	.....	

<b>Summary Form B – Mortgage deeds/instrument of charges</b>		<b>For official use only</b> Title no. .... Barcode .....
<b>Debtor's details</b>		
Name of corporate body <i>(in block letters)</i>	.....	
Surname <i>(in block letters)</i>	.....	
Name	.....	
NIC no./BRN	.....	
Address	.....	
(1) District	.....	
(2) Village/town	.....	
(3) Street	.....	
<b>Amount of loan</b>		
Amount	.....	
	Currency.....	
<b>Mortgage/charge details</b>		
Details	.....	
	.....	
	.....	
	.....	

<b>Summary Form B – Mortgage deeds/instrument of charges</b>		<b>For official use only</b> Title no. .... Barcode .....
<b>Mortgaged/charged property</b>		
Extent of property (m <sup>2</sup> )	.....	
	PIN.....	
Property description	.....	
Property Address	.....	
(1) District	.....	
(2) Village/town	.....	
(3) Street	.....	
Title no.	.....	
	.....	
<b>Information related to mortgage/charge</b>		

<i>Concurrence de rang</i> .....	
.....	
<i>Cession de priorité</i>	
Date of settlement	
.....	.....
Date	Signature

<b>Summary Form C – Lease</b>	<b>For official use only</b>
	Title no. .... Barcode .....
<b>Application details</b>	
Nature of transaction .....	.....
Date of deed (dd/mm/yyyy) .....	.....
Applicant .....	.....
(notary/individual/corporate .....	.....
body/Govt of Mauritius)	
<b>Leasor's details</b>	
Surname .....	.....
( <i>in block letters</i> ) .....	.....
Name .....	.....
.....	.....
Name of corporate body: .....	.....
( <i>in block letters</i> ) .....	.....
NIC no./BRN .....	.....
.....	.....
Address	
(1) District .....	.....
.....	.....
(2) Village/town .....	.....
.....	.....
(3) Street .....	.....
.....	.....

<b>Summary Form C – Lease</b>	<b>For official use only</b> Title no. .... Barcode .....
<b>Leasee's details</b>	
Surname <i>(in block letters)</i>	.....
Name	.....
Name of corporate body: <i>(in block letters)</i>	.....
NIC no./BRN	.....
Address	
(1) District	.....
(2) Village/town	.....
(3) Street	.....
<b>Details of leased property</b>	
Extent of property (m <sup>2</sup> )	.....
	PIN.....
Property description	.....

<b>Summary Form C– Lease</b>	<b>For official use only</b> Title no. .... Barcode .....
Property Address	
(1) District	.....
(2) Village/town	.....
(3) Street	.....
<b>Duration of lease</b>	
Fixed/unlimited	.....
<b>Rental value</b>	
Total rental value of lease	.....
	Currency.....
Charges	.....
	Currency.....
..... Date	..... Signature

<b>Summary Form D – <i>Crédit-bail</i></b>	<b>For official use only</b> Title no. .... Barcode .....
<b>Application details</b>	
Nature of transaction .....	.....
Date of deed (dd/mm/yyyy) .....	.....
Name of financial institution .....	.....
<b><i>Crédit-bailleur's details</i></b>	
Name of corporate body: <i>(in block letters)</i> .....	.....
Surname <i>(in block letters)</i> .....	.....
Name .....	.....
NIC no./BRN .....	.....
Address .....	.....
(1) District .....	.....
(2) Village/town .....	.....
(3) Street .....	.....

<b>Summary Form D – <i>Crédit-bail</i></b>	<b>For official use only</b> Title no. .... Barcode .....
<b><i>Crédit-preneur's details</i></b>	
Name of corporate body: <i>(in block letters)</i> .....	.....
Surname <i>(in block letters)</i> .....	.....
Name .....	.....
NIC no./BRN .....	.....
Address .....	.....
(1) District .....	.....
(2) Village/town .....	.....
(3) Street .....	.....
<b>Amount of <i>crédit-bail</i></b>	

Amount	..... Currency.....
<b><i>Crédit-bail details</i></b>	
Details	..... ..... ..... .....

<b>Summary Form D – <i>Crédit-bail</i></b>	<b>For official use only</b> Title no. .... Barcode .....
<b>Leased property details</b>	
Property (*Movable/*immovable)	..... PIN.....
Property description	..... .....
Property Address	
(1) District	..... .....
(2) Village/town	..... .....
(3) Street	..... .....
Title no.	..... .....
<b>Information related to <i>crédit-bail</i></b>	
<i>Concurrence de rang</i>	..... .....
<i>Cession de priorité</i>	.....
Date of settlement	.....
..... Date	..... Signature

<b>Summary Form E – seizure</b>	<b>For official use only</b> Title no. .... Barcode .....
<b>Application details</b>	
Nature of transaction .....	.....
Date of deed (dd/mm/yyyy) .....	.....
Name of Attorney .....	.....
<b>Plaintiff's details</b>	
Surname <i>(in block letters)</i> .....	.....
Name .....	.....
Name of corporate body: <i>(in block letters)</i> .....	.....
NIC no./BRN .....	.....
Address .....	.....
(1) District .....	.....
(2) Village/town .....	.....
(3) Street .....	.....

<b>Summary Form E – seizure</b>	<b>For official use only</b> Title no. .... Barcode .....
<b>Respondent's details</b>	
Surname <i>(in block letters)</i> .....	.....
Name .....	.....
Name of corporate body: <i>(in block letters)</i> .....	.....
NIC no./BRN .....	.....
Address .....	.....
(1) District .....	.....
(2) Village/town .....	.....
(3) Street .....	.....

<b>Summary Form E – seizure</b>	<b>For official use only</b> Title no. .... Barcode .....
<b>Property details</b>	
Extent of property (m <sup>2</sup> ) .....	PIN.....
Property description .....	.....
Property Address	
(1) District .....	.....
(2) Village/town .....	.....
(3) Street .....	.....
<b>Seizure details</b>	
Mortgage/Charge title no. ....	.....
Date of presentation of seizure (dd/mm/yyyy) .....	.....
..... Date	..... Signature

**Added by [\[Act No. 4 of 2017\]](#)**