

Registration of Other Documents

A: Land Survey

Land Survey Report must adhere to the following requirements:

- ❖ It must be drawn up and signed by a Land Surveyor as well the parties involved;
 - ❖ It must clearly indicate extent in square meters, the boundaries and the precise location of the property;
 - ❖ It must include the transcribed volume number corresponding to the title deed of the property owner;
 - ❖ Contain a certificate signed by the Land Surveyor to the effect that he has visited a site for the purpose of drawing up the site plan.
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- **Registration Duty:** Rs 500 per lot
 - **Deadline:** 15 days from date of report
 - **Penalty:** 50 % surcharge after delay
 - **Exemption:** Applicable where the survey has been conducted on behalf of the Government

B: Security Bonds

- Full details of association, office bearers, and sureties required.
- Each surety must write in their own hand: “*Good for the sum of Rs ”* and sign.
- **Registration Duty:** 3% of value (or minimum duty, whichever higher).
- **Deadline:** Not Applicable
- **Penalty:** Not Applicable
- **Exemption:** None

C: Sale of Pleasure Crafts

Required documents:

1. Deed of Sale
 2. Tourism Licence ("Carte Gris")
 3. Registration Book ("Carte Jaune")
- **Deadline:** 14 days from date of deed.
 - **Penalty:** 50% surcharge after delay.
 - **Registration Duty** payable as per **Part IX of the Registration Duty Act.**

Pleasure craft with length	First registration in Mauritius (Rs)	Not exceeding 10 years from date of first registration in Mauritius (Rs)	Exceeding 10 years from date of first registration in Mauritius (Rs)
Not exceeding 4 metres	1,000	500	250
Exceeding 4 metres but not exceeding 10 metres	2,000	1,000	500
Exceeding 10 metres	3,000	1,500	750

D: Lease of Immovable Property

- Must be signed by both landlord and tenant.
- Must clearly state parties, property, rent, and duration.
- **Deadline:** 3 months from date of deed.
- **Registration Duty:** 1.25% of total lease value.
- **Penalty:** 50% surcharge after delay.
- **Exemption:** Small planters (for agricultural use, with planter's card)

E: Authorisation to Construct

- Property must be clearly identified (title, address).
- Document must bear a value for registration.
- **Registration Duty:** 5% of value (or minimum duty, whichever higher).
- **Deadline:** Not Applicable
- **Exemption:** Transfers between ascendants and descendants or between co-heirs.

F: Affidavit

Must be drafted by an Attorney and must comply with the provisions of Section 36 of the Registration Duty Act.

It must specify:

- ❖ Name(s) and surname(s), ID, date of birth, date of death and marital status of the deceased (de cujus);
- ❖ Name/s and surname, ID, address, date of birth, profession, marital status of each heirs;
- ❖ The transcribed volume number of any immovable property owned by the 'de cujus';
- **Registration Duty:** Minimum Duty plus Transcription Duty of Rs 550 (if applicable)
- **Deadline:** 3 months from date of death
- **Penalty:** 50 % surcharge after delay
- **Exemption:** None

G: Return of Usher

The Return of Usher must satisfy the following conditions:

- It must clearly indicate the date on which the notice was served, as well as the identities of the parties served.
- It must be duly signed by the Usher.
- **Registration Duty:** Rs 500 per person
- **Deadline:** 15 days from date of return
- **Penalty:** 50 % surcharge after delay