

L.N. 72 of 2024

**NOTARIAL PROFESSION AND NOTARIAL ARCHIVES ACT
(CAP. 55)**

**Validation of Notarial Acts published before 1st January 2012
Regulations, 2024**

IN EXERCISE of the powers conferred by article 152 of the Notarial Profession and Notarial Archives Act and by article 103(11)(b) of the Notarial Profession and Notarial Archives (Amendment) Act, 2011, the Minister responsible for notarial affairs has made the following regulations:-

1. The title of these regulations is the Validation of Notarial Acts published before 1st January 2012 Regulations, 2024. Citation.

2. A notarial act published before 1st January 2012 and having one (1) or more of the defects referred to in article 40 of the Notarial Profession and Notarial Archives Act and which: Validation of notarial acts published before 1st January 2012. Cap. 55.

(a) is enrolled in the Public Registry;

(b) in respect of which a note is filed in the Public Registry for the registration of a privilege arising from such act or from a hypothec constituted therein; or

(c) in respect of which an application is submitted in the Land Registry for the first registration of, or dealing with the immovable property which is the subject-matter of the act,

shall be deemed valid subject to the provisions of article 40:

Provided that in respect of any such act no action for annulment was initiated in a competent Court by any one of the parties to the act within ten (10) years from the date of publication of the said act.

3. These regulations shall not apply to notarial acts:

Non-applicability of these regulations.

(a) which have been declared null, by a judgment of a competent Court which has become *res judicata*, due to any one of the defects mentioned in article 40 of the Notarial Profession and Notarial Archives Act; or Cap. 55.

Cap. 55.

(b) in respect of which an action for nullity is pending before a competent Court, on account of one or more of the defects mentioned in article 40 of the Notarial Profession and Notarial Archives Act, on the date of coming into force of these regulations.
