

Translation of

the Real Estate Registration Law No. 114 of 1946

ترجمة قانون تنظيم الشهر
العقاري رقم ١١٤ لسنة ١٩٤٦

8 October 2025



ANDERSEN

Law No. 114 of 1946 Concerning the Regulation of Real Estate Registration

In the name of the people President of the republic

Preamble

The Senate and the House of Representatives have enacted the following Law, and We have ratified and promulgated it:

Chapter One: Real Estate Registration Offices

Article (1):

Offices for Real Estate Registration shall be established in the directorates and governorates.

These offices shall undertake the registration of instruments which, under the provisions of the law, are required to be recorded or entered.

Article (2):

(Repealed)

Article (3):

(Repealed)



Article (4):

The registration bureaus attached to the national, mixed, and religious courts are hereby abolished, and in their place shall be established the Real Estate Registration Offices.

All registers, indexes, and other documents related to the registration of instruments, whether in those bureaus or in the Survey Authority, shall be transferred to the Real Estate Registration Offices.

Article (5):

Each Real Estate Registration Office shall have exclusive competence to register instruments relating to real property situated within its territorial jurisdiction.

If a property lies within the jurisdiction of multiple offices, registration must be effected in each of them.

Registration effected in one office shall have legal effect only with respect to the property or parts thereof lying within its jurisdiction.

Each office shall maintain an index of all instruments registered therein. Real estate certificates shall be issued in accordance with the data recorded in this index.

Such certificates shall indicate the registration bureau in which the instruments were previously registered, where such registration occurred prior to the entry into force of this Law.

Article (6):

The Real Estate Registration Offices shall perform the following functions:

- Examine the instruments submitted for registration after endorsement of their drafts by the competent directorates as suitable for registration.
- Enter the instruments in the registration ledgers and annotate them as registered.
- Reproduce the instruments submitted for registration.



- Retain the originals of registered instruments and furnish the competent authorities with copies thereof.
- Prepare indexes of the registered instruments.
- Make marginal annotations and transmit copies thereof to the Main Office.
- Issue real estate certificates.
- Provide copies of registered instruments and their attachments.
- Grant authorization for inspection (“theoretical inquiry”).

The Real Estate Registration Offices shall also act as expert bodies in matters referred to them by judicial authorities concerning real rights in rem over real property.

Article (7):

Under no circumstances may the originals of registered instruments, nor the ledgers or documents relating to registration, be removed from the Real Estate Registration Offices.

Article (8):

The Minister of Justice shall issue the Executive Regulations of this Law.

Such regulations shall organize the registration ledgers and indexes, and shall determine the internal structure of the Real Estate Registration Offices and their subsidiary directorates, as well as the manner of conducting work therein.



Chapter Two: Instruments Requiring Registration

Article (9):

All transactions that create, transfer, modify, or extinguish any original real right in rem over immovable property, as well as final judgments establishing any such right, must be registered by means of recording. This requirement includes endowments (waqf) and wills. Failure to register shall render such rights nonexistent, untransferred, unmodified, and unextinguished—whether between the parties concerned or vis-à-vis third parties. Unregistered transactions shall have no effect other than creating personal obligations between the parties thereto.

A person in whose favor a final judgment has been rendered establishing such a right—whether alone or jointly with others—may request that registration be limited to the extent adjudged in his favor. He may also request that registration be confined to any of the properties adjudged to him, or to a portion thereof, whether undivided or specific, as the case may be. The provision of the preceding paragraph shall not apply where the adjudged transaction involves a contract of exchange (barter).

Article (10):

All transactions and final judgments establishing any original real right in rem over immovable property must likewise be registered.

Failure to register renders such rights unenforceable against third parties.

This provision applies to partition of real estate, even where the property subject to partition is inherited.

A co-owner who has obtained a final judgment for partition, or for the validity of a partition agreement, may request that registration be confined to his share, provided such registration does not terminate the state of co-ownership. He may also request that registration be limited to his share in a specific section or locality.

The office effecting registration shall notify the other registration offices within whose jurisdiction the remaining properties subject to the partition lie, to annotate accordingly.



Article (10 bis):

Facts that result in the creation, transfer, modification, extinction, or confirmation of an original real right in rem over immovable property may also be registered by means of recording.

For the purposes of this Article, such facts include acquisitive possession (prescriptive acquisition) in accordance with Articles (968) and (969) of the Civil Code, or possession accompanied by a deed, even if private, for a period of five years from the date the right arose, provided such possession was in good faith until registration.

Failure to register shall preclude reliance on such rights against third parties.

Article (11):

Leases and instruments relating to the usufruct of real property exceeding nine years in duration, as well as receipts and assignments exceeding the equivalent of three years' rent in advance, and final judgments confirming any of these, must be registered.

Failure to register shall render them unenforceable against third parties in respect of the portion exceeding nine years for leases and usufructs, and the portion exceeding three years' rent for receipts and assignments.

Article (12):

All transactions that create or establish a right of accessory real rights in rem over immovable property, as well as final judgments confirming such rights, must be registered by means of notation (entry).

Failure to effect such notation shall render these rights unenforceable against third parties.



Article (12 bis):

No evidence of date may be accepted for instruments that are required to be registered in accordance with the preceding Articles.

Article (13):

The right of inheritance must be registered by recording inheritance certificates, final judgments, or any other instruments establishing the right of succession, together with the inventory lists of the estate if they include real rights in immovable property. This registration shall be effected without fees, and until it is completed, no transaction by an heir in respect of any such rights may be registered.

Registration of the right of inheritance may be confined to part of the estate's immovable properties, in which case such part shall be deemed a separate unit upon which subsequent acts of disposition by the heirs shall be based.

Article (14):

Any instrument establishing an ordinary debt against the deceased shall be annotated in the margin of the registration of the relevant inheritance certificates, judgments, or instruments, and the associated inventory lists.

Such annotation shall have effect from the date it is made.

However, if the annotation is made within one year from the date of the registration referred to, the creditor may assert his right against any person who has acquired from the heir a real right in rem over immovable property and has registered it prior to such annotation.

Article (15):

In the margin of the register of instruments subject to registration, there shall be noted any lawsuits filed for the purpose of contesting the validity, existence, or effectiveness of the transaction contained in such instrument — including actions for nullity, rescission, cancellation, or revocation.



If the original instrument has not been registered, such lawsuits shall themselves be registered.

Actions for the declaration of ownership or entitlement to any real right in rem over immovable property must also be registered, or noted in the margin as appropriate, and the same applies to actions for the validation of contracts concerning real rights in rem.

The annotations and registrations referred to above shall be made after the statement of claim has been served and entered in the court's docket.

Article (16):

The dispositive part of the final judgment rendered in the lawsuits referred to in the preceding Article shall be annotated at the foot of the lawsuit's annotation or in the margin of its registration.

Where the judgments in question are themselves subject to registration, annotation shall take place after the registration of such judgments.

Article (17):

The registration or annotation of lawsuits referred to in Article (15) shall have the effect that, if the plaintiff's right is confirmed by a judgment duly annotated in accordance with the law, such right shall be enforceable against those acquiring real rights in rem as of the date of registration or annotation of the lawsuit.

However, such right shall not be enforceable against a third party who has acquired his right in good faith before the date of the aforementioned annotation or registration.

The provisions of the first paragraph of this Article shall not apply to judgments annotated more than five years after they became final, or after the entry into force of this Law, whichever is later.



Article (18):

Any interested party may apply to the judge of summary matters to order the deletion of an annotation referred to in Article (15) if the debt instrument is seriously contested.

Likewise, any concerned party may apply to the judge to order the deletion of the annotation or registration referred to in Article (16) if it appears that the lawsuit so annotated or registered was filed for a purely malicious purpose.

Article (19):

No person may assert, as against third parties, the assignment of a right secured by notation or mortgage, or the right arising from the subrogation of another person in the creditor's position by operation of law or by agreement, or claim deletion of the notation or waiver of its ranking, unless such has been duly annotated in the margin of the original registration.

Article (19 bis):

(Repealed)

Chapter Three: General Procedures of Registration

Article (20):

All registration procedures shall, in all cases, be carried out upon the request of the parties concerned or their legal representatives.



Article (21):

Applications for registration shall be submitted to the directorate (registry office) within whose jurisdiction the property is located, using the form prescribed by decision of the Minister of Justice.

Such applications must bear the signatures of the transferor and the transferee in deeds and attestations, or of the person for whose benefit the instrument is drawn in other cases such as procedural documents, pleadings, and judgments.

Applications may also be submitted electronically in the manner prescribed by the Executive Regulations of this Law.

Article (22):

Without prejudice to any other legally applicable provisions, the applications referred to in Article (21) of this Law shall include the following:

- Data establishing the identity, capacity, and authority of each party; except in respect of final judgments whose registration is sought.
- An official digital map indicating the coordinates and identifying details of the property or unit subject to registration, or any other official document bearing equivalent information.
- The legal basis (instrument or title) supporting the application for registration.
- A declaration by the applicant concerning any rights existing over the property subject to registration, if any.

All in accordance with the procedures prescribed by the Executive Regulations of this Law.



Article (22 bis):

No registration application shall be recorded unless it satisfies the requirements and includes the documents provided for in Article (22) of this Law and is accompanied by a draft of the instrument sought to be registered.

The Executive Regulations shall determine the procedures and time limits for completion of the application.

Article (23):

With respect to the proof of ownership or real rights in rem under the preceding Article, only the following instruments shall be accepted:

- Instruments previously registered.
- Instruments containing a disposition to take effect after death, executed before the entry into force of this Law.
- Instruments bearing a certified date prior to 1924, not established through the signature or seal of a deceased person.
- Instruments dated prior to 1924 which were relied upon before the entry into force of this Law in instruments that have been registered, or which served to transfer the tax assessment to the person in whose favor they were made.

All this provided that such instruments do not conflict with the documents of the true owner.



Article (23 bis):

If the subject of the registration application is one of the factual situations referred to in Article (10 bis) of this Law, or if the origin of ownership or of the real right in rem forming the subject of the application is not based on any of the instruments enumerated in Article (23), and the applicant seeks to rely upon such factual circumstances, the competent directorate shall verify the fulfillment of the legal requirements of those facts and refer the application to the Registration Office, together with its opinion, within thirty days from the date of submission.

A tripartite committee shall be formed in the Registration Office under the chairmanship of the Office Secretary and the membership of the two most senior assistant secretaries, or in their absence, the senior legal officers.

The committee shall examine the application and any objections thereto and shall issue a reasoned decision either accepting or rejecting the application within seven days from the date of receiving the documents.

The Executive Regulations of this Law shall specify the procedures for investigating such facts, the required documents, the methods of publication and notification, and the manner of objection before the committee.

A fixed fee not exceeding five hundred Egyptian pounds shall be payable on each application, in addition to publication and inspection expenses, with the fee rates determined by the Executive Regulations.

The provisions of the foregoing paragraphs shall not apply to the properties referred to in Article (970) of the Civil Code, nor to vacant lands.

The provisions of this Article shall not prejudice the right of any interested party to resort to the courts to dispute the substantive right.

Article (24):

(Repealed)



Article (25):

Applications shall be recorded in a special register at the competent directorate, in chronological order according to the dates and hours of their submission.

Article (26):

(Repealed)

Article (27):

The directorate may, on its own initiative or upon request of the interested party, complete missing information concerning the description of the property or the origin of ownership or the real right in rem, from any applications or documents previously submitted to it, provided that the originals or copies thereof are available.

In such cases, a copy of every document so used shall be made at the expense of the applicant.

Article (27 bis):

When necessary, the interested party may obtain an order on petition from the summary judge of the court within whose jurisdiction the property subject to registration lies, authorizing the competent officer to enter the property for the purpose of inspection and collection of the data and information required for registration, and to be accompanied by those assisting him in the performance of this task.



Article (28):

Upon completion by the directorate of reviewing the instrument and endorsing it as suitable for registration, the instrument shall be notarized, or the signatures thereon authenticated if it is a private (non-notarial) instrument, as the case may be.

Each directorate shall maintain registers dedicated to: (i) the notarization of instruments whose drafts have been endorsed as suitable for registration, or (ii) the authentication of the parties' signatures if the instruments are private, as the case may be.

The directorate shall then transmit the instrument to its competent Registration Office no later than the following day for notarization or authentication, so that registration procedures are completed within seven days at most from the date the instrument is received by the office.

Article (29):

(Repealed)

Article (30):

Where registration of an instrument is effected by notation (entry), it must, upon submission to the competent Registration Office, be accompanied by a list containing the following particulars:

- The creditor's name, surname, profession, domicile, and elected domicile within the court's district; failing election of domicile, service may be made at the court registry.
- The debtor's name, surname, profession, and domicile, or—if different—the owner who created the right over his property.
- The date of the title and the authority before which it was executed or by which it was issued.
- The source, full amount, and maturity of the secured debt.
- A description accurately identifying the property encumbered by the right.



- In the case of a possessory mortgage over real property, particulars relating to tax assessment and any lease back to the mortgagor if stipulated in the mortgage deed.

Article (31):

The Registration Office shall maintain a register in which instruments and lists for notation, as the case may be, are recorded under consecutive numbers and in chronological order according to the dates and times of their submission.

Article (32):

A marginal annotation indicating completion of registration shall be made on instruments required to be registered by recording, and on the lists in the case of instruments required to be registered by notation (entry).

Reproduction, archiving, and other procedures shall be carried out in accordance with the Executive Regulations.

Article (33):

If more than one application is filed with the directorate concerning the same property, such applications shall be examined in the order of their entry in the applications register.

No steps may be taken to examine any subsequent application until a decision has been made regarding the application that precedes it.

Article (34):

(Repealed)



Article (35):

Where an applicant is required to complete particulars that he considers unwarranted, or where his application has been refused, he may, within ten days from the time he is notified of the completion requirement or the refusal, submit the instrument itself (or the instrument together with the notation list, as appropriate) and request from the Office Secretary that it be assigned a provisional number after: (i) payment of the prescribed fee; (ii) notarization of the instrument or authentication of signatures if it is a private instrument; and (iii) lodging a security deposit equal to 0.5% of the obligation stated in the instrument, capped at EGP 1,000, which shall be refunded if the provisional number is upheld.

The application must set out the grounds relied upon.

In this case, the Office Secretary shall assign the instrument or the list a provisional number in the registration register referred to in Article (31) of this Law and in the index registers, and shall immediately refer the matter to the judge of summary matters at the court of first instance within whose district the office is located.

After hearing the submissions of the applicant and the Registration Office, the judge shall issue a reasoned decision within seven days of referral, either confirming the provisional number on a permanent basis or cancelling it, depending on whether the legal requirements for registration of the instrument or the list are satisfied.

This decision shall be final.

Article (35 bis):

Where the basis of the application is a final judgment establishing, transferring, confirming, modifying, or extinguishing an original real right in rem over immovable property, the Office Secretary must assign the application a provisional number—as a recording or a notation, as the case may be—in a special register maintained for each, after payment of the prescribed fee.

The provisional number shall become final, producing the effects of recording or notation, upon the absence of an objection or the rejection of any objection.

Objection to the issuance of the provisional number shall be brought before the judge of summary matters within one month from the date of its publication in a widely circulated daily newspaper at the applicant's expense.



The judge shall issue a reasoned decision either accepting the objection and cancelling the number, or rejecting the objection, within seven days from the date the objection—together with supporting documents—is lodged. The decision shall be final.

Electricity, water, gas, and other companies, as well as government ministries, agencies, and authorities, shall not transfer utilities or services, nor take any action with the applicant relating to the property, except upon presentation of a title bearing the registration or notation number.

The Executive Regulations shall set out the procedures and rules for implementing this Article.

Note: Implementation of Article (35 bis) was deferred until 30 June 2023 pursuant to Article (1) of Law No. 5 of 2021.

Article (36):

If the judge's decision upholds the provisional number, this shall be annotated in the registration register and index registers, and the remaining procedures—particularly reproduction—shall be completed.

If the decision cancels the provisional number, this shall be annotated in the registration register and index registers; the above-mentioned security deposit shall be forfeited by operation of law; and the instrument (or the instrument and list) shall be returned to the applicant after being endorsed with the substance and date of the decision.

Article (36 bis):

Without prejudice to any more severe penalty, any person who submits a forged private instrument for the purpose of registering an instrument or a factual situation under this Law shall be punished with imprisonment for a term not less than one year and a fine not exceeding EGP 50,000.

The head of the directorate or the Office Secretary, as the case may be, shall seize the forged instrument, prepare a report of the incident, and refer the matter to the competent Public Prosecution.



Chapter Four: Marginal Annotations

Article (37):

Applications for marginal annotation shall be filed with the Registration Office in which the instrument to be annotated was registered.

The application must include: the applicant's name, surname, profession, capacity, and domicile; identification of the prior instrument (its nature, registration date and number); and the title authorizing the annotation, stating its date, type, substance, issuing authority, and the names of the parties concerned. The application must be accompanied by that title and all supporting documents.

The Registration Office may refer the application to the competent directorate where necessary. Marginal annotations and the archiving of the instruments on which they are based shall follow the procedures prescribed in the Executive Regulations.

Article (38):

If the Office Secretary finds that the marginal-annotation application lacks required particulars, the applicant shall be notified by registered letter with acknowledgment of receipt of the deficiencies to be remedied.

A period, not exceeding one month, shall be fixed to remedy such deficiencies. If the period expires without completion, the Secretary shall note on the application that it is filed without action, stating the reasons, and shall notify the applicant by registered letter with acknowledgment of receipt.



Article (39):

A person whose application has been filed without action may, within ten days from the date notice of such filing is served, request the Office Secretary to refer the matter to the judge of summary matters at the court of first instance within whose district the Registration Office lies.

The judge shall decide in accordance with Article (35), depending on whether the legal requirements for annotation are satisfied. The decision shall be final.

Article (40):

No marginal annotation may be made on the basis of a later application in a manner prejudicial to the right of the earlier applicant until the lapse of the time limit provided in the preceding Article, or until the applicant's grievance has been decided as provided therein.

Chapter Five – Provisions Governing Entries

Article (41):

Failure to include one or more of the particulars stipulated in Article (30) shall not render the notation void unless such omission causes prejudice to third parties.

Only a person who suffers prejudice due to the omission or inaccuracy of particulars may seek nullity; and the court may nullify the effect of the notation or reduce its effect according to the nature and extent of the prejudice.

Article (42):

The effect of the notation is limited to the amount stated in the list or the amount actually due, whichever is less.



Article (43):

A notation shall lapse if it is not renewed within ten years from the date it was made.

The creditor may, where legally permissible, make a new notation, whose rank shall be determined as of the time it is made.

Each renewal shall be effective only for ten years from the date it is performed.

Article (44):

Renewal of notation is required even during proceedings for expropriation (forced sale) of the property encumbered by the real right; however, renewal is not required if the right has been extinguished or the property has been freed of the encumbrance, particularly where the property has been sold judicially and the period for the ten-percent increase has elapsed.

Article (45):

Notation may be erased only pursuant to a final judgment or with the creditor's consent by official (notarial) declaration.

However, in the case of a possessory mortgage over real property and statutory real property privileges, erasure may be performed on the basis of a private instrument with authenticated signatures.

Article (46):

If erasure (cancellation) is annulled, the notation regains its original rank; however, such annulment shall have no retroactive effect with respect to notations and registrations effected in the period between the erasure and its annulment.



Article (47):

The rank of a statutory real property privilege shall be determined from the time of its notation, even if the contract creating it has been recorded.

Chapter Six: Registration of the Right of Inheritance

Article (48):

The application for registering the right of inheritance shall be submitted to the directorate within whose jurisdiction the property is located. It must be signed by the heir applying for registration, his representative, or any interested party, and shall include the particulars of the deceased and the heirs, as well as the data and documents specified in Article (22/Second, Third, and Fourth) of this Law.

Article (49):

The application must be accompanied by the following documents:

- The lawful inheritance certificate, judicial judgment, or any other instrument establishing the right of inheritance.
 - The decedent's title deed, subject to Article (23) of this Law; if it is impossible to submit such deed, the provisions of Article (23 bis) of this Law shall apply.
-

Article (50):

The provisions of Articles (25) and (27) of this Law shall apply to the application.



Article (51):

The applicant shall submit to the directorate an inventory list of the immovable properties together with a copy of the application bearing the endorsement of acceptance for registration.

The directorate shall endorse the inventory list and the instrument establishing the right of inheritance as suitable for registration after verifying that the list contains the particulars indicated in the copy delivered to the applicant.

After the applicant (or his representative) signs the inventory list and his signature is authenticated, the instrument establishing the right of inheritance, together with the list, shall be submitted to the competent Registration Office to effect registration in accordance with Articles (31) and (32).

Article (52):

Articles (33), (34), (35), and (36) shall apply whenever appropriate.

Article (53):

Articles (48) and the following shall apply to rights of inheritance arising on or after the date this Law enters into force. As for rights of inheritance predating that date, the said Articles shall apply only at the option of the parties.

Article (53 bis):

The competent officials, in any entity whatsoever, must provide the information and documents requested by the Real Estate Registration authorities within twenty days from the date of request.



Where obtaining information unrelated to ownership or other real rights from an administrative authority—or seeking its views prior to registration—is necessary, the Office Secretary may authorize the procedures to proceed after one month has elapsed from the date a registered letter with acknowledgment of receipt is sent notifying that authority, and this period may be extended if justified.

Chapter Seven: Transitional Provisions

Article (54):

This Law shall not apply to instruments whose dates were officially established prior to 1 January 1924, nor to judgments issued before that date; such instruments and judgments shall remain governed, as to their effects, by the laws then in force.

Article (55):

By way of exception to Article (23), instruments shall be accepted for registration if, prior to this Law's entry into force, they were notarized, or the parties' signatures thereon were authenticated, or judgments validating the contract or signature were issued in respect thereof, and if proof of the origin of ownership or of the real right relied on private instruments bearing a date prior to 1924.

Article (56):

All instruments that were registered with a competent authority in accordance with the rules in force before this Law came into effect shall be opposable to all persons from the date this Law enters into force.



Article (57):

By way of exception to Part Three of this Law, instruments which other laws, or decisions of the President of the Republic, or decisions of the Prime Minister permit to be registered by deposit, may be registered by that method as prescribed in the Executive Regulations.

Article (58):

Holders of possessory mortgages over real property and of statutory real property privileges created prior to this Law must note their rights within ten years from the date of registration of the contracts creating them, or within one year from the date this Law comes into force—whichever period is longer.

If notation is not effected within the relevant period, the right shall not be enforceable against third parties thereafter.

Effecting notation preserves the right's rank as of the date the creating contract was registered.

A certified copy of the contract, extracted from the registration ledgers, shall suffice for notation. If the contract does not contain all particulars required by Article (30), the applicant shall complete them in the notation list. In all cases, the applicant's signature on the list must be authenticated.

Article (59):

In all statutory provisions concerning real estate registration in the Civil Code, the Code of Civil and Commercial Procedure, the Commercial Code, and other laws, the term "Court Registry" (or "Mortgage Registry" or similar expressions) shall be replaced by "Registration Office."

Likewise, the term "Office Secretary" shall replace "Court Clerk" (or "Mortgage Clerk" or similar expressions) in those provisions.

Article (60):

Laws Nos. 18 and 19 of 1923 are hereby repealed, as is any provision contrary to this Law.



Article (61):

The Ministers of Justice and Finance shall each implement this Law within their respective competences. It shall enter into force on 1 January following the date of its publication in the Official Gazette.



Translation of the Executive Regulations of the Real Estate Registration Law No. 114 of 1946

ترجمة اللائحة التنفيذية لقانون
تنظيم الشهر العقاري رقم
١١٤ لسنة ١٩٤٦

8 October 2025

Decree of the Year 1946 Concerning the Executive Regulations of the Law on the
Organization of Real Estate Registration

Preamble

We, Farouk I, King of Egypt,

Having reviewed Article 8 of Law No. 114 of the Year 1946 concerning the Organization of Real Estate Registration;

And upon the submission of the Minister of Justice and the approval of the Council of Ministers;

We have decreed as follows:

Chapter One – Establishment of Real Estate Registration Offices and Their Sub-Offices

Article (1):

The principal office shall consist of a Department of Technical Inspection, a Department of Financial Inspection, and a Department of Archives.

The Department of Archives shall be responsible for preserving copies of instruments and indexes transmitted from the registration offices, with a separate place designated for the archives of each office.

These archives shall be organized in accordance with the system prescribed for registration offices under the provisions of this regulation.



Article (2):

Each Real Estate Registration Office shall be headed by a Registrar, assisted by one or more Deputy Registrars and an adequate number of staff members.

The senior-most Deputy Registrar shall assume the duties of the Registrar in his absence.

Article (3):

Each Sub-Office shall be managed by an officer assisted by one or more subordinates as required by the nature of the work.

Article (3) bis:

The registers of the Real Estate Registration Offices and their sub-offices may be in paper or electronic form, as the case may be, according to the system to be regulated by a decision of the Minister of Justice.

Article (4):

Inspectors attached to the principal office, registrars, deputy registrars, and all other employees of the principal office, registration offices, and sub-offices shall be appointed by decree of the Minister of Justice.

Article (5):

The Secretary-General, Registrars, Deputy Registrars, and other technical officers shall, before assuming their duties, take an oath to perform their functions with integrity and honesty.

The Secretary-General and all other officers shall take the oath before the Minister of Justice.



Chapter Two – Consideration of Registration Applications

Article (6):

The sub-offices shall cooperate with official entities concerned with surveying works or other officially accredited surveying offices in determining property data, according to the objective standards to be set forth by a decision of the Minister of Justice.

The said decision shall specify the competent authorities for issuing survey data, the necessary procedures in this regard, and whether the data shall be provided in paper or digital form.

Article (7):

The competent sub-office shall receive the application for registration of instruments in original and two copies, accompanied by the documents prescribed by relevant laws and decrees.

The application shall include details of the parties concerned, the subject matter, the cadastral data of the property or any part thereof, and any existing subsidiary real rights, as specified in the models issued by the Minister of Justice.

Article (7) bis:

The officer receiving the application shall issue a receipt indicating its entry number, date, and time, and the documents attached thereto.

The application shall be examined formally to ensure that all required documents, as specified in the official forms issued by the Minister of Justice, are attached. If the application is complete, it shall be entered in the Register of Application Priority within twenty-four hours of its receipt.

The applicant shall be notified by SMS to the phone number provided in the form of whether the application has been recorded or not.



If, upon examination, a prior pending application is found, the applicant shall be informed by SMS that his application has been recorded in the priority register and suspended pending final resolution of the earlier application, and the processing period shall be counted from that final resolution date.

Article (7) bis (1):

The sub-office may receive the application referred to in Article (7) electronically as follows: The applicant shall enter the required data and documents via the designated online application, submitting originals prior to authentication as applicable. Procedures shall not proceed unless all required data are entered.

The applicant shall acknowledge the accuracy of all information and documents and agree to the terms and conditions of the website.

After saving the data, the system shall generate a message confirming the application's entry number, date, and time.

Once saved, the application and attachments shall be forwarded electronically to the responsible officer for examination and for notification of the applicant per Article (7) bis paragraphs two and three.

If a prior pending application exists, the applicant shall be notified by SMS in accordance with paragraph four of Article (7) bis.

Article (7) bis (2):

In cases governed by Article (10) bis of Law No. 114 of 1946, as amended by Law No. 9 of 2022, it shall be permissible to register ownership of a unit within a property or a part thereof. In such cases, its particulars, description, and location shall be recorded.



Article (7) bis (3):

In cases requiring examination of ownership, it must be ensured that the property subject to registration does not overlap or fall within state-owned or third-party lands.

Article (8):

(Repealed)

Article (9):

(Repealed)

Article (10):

Each sub-office shall maintain a set of updated digital or paper maps for every locality or city within its jurisdiction, made available in coordination with specialized agencies designated by a decision of the Minister of Justice.

These maps may be on paper at a scale of 1:2500, or digital using the global coordinate system (WGS/84), as the case may be. Such maps shall indicate properties for which instruments have been registered since 1 January 1924, as well as properties with pending registration applications.

Article (11):

The sub-office shall record on the maps referred to in the preceding Article the numbers and years of registration applications concerning the relevant portions of property. Upon completion of registration, the office shall mark on the maps the registration number and the year of registration.



Such annotations may be made electronically in accordance with the procedures issued by the Minister of Justice.

Article (12):

(Repealed)

Article (13):

Each sub-office shall maintain a register containing a form for every property or unit, including all cadastral data and state-related reservations received by the sub-office in paper or electronic form, as the case may be.

The register shall record the details of applications and their progress according to the order of submission. A copy of each application shall be attached thereto.

This register shall serve as a reference when reviewing applications to ensure compliance with order of priority.

The applicant shall be notified accordingly based on the recorded priority.

Article (14):

If the title deed or real right instrument that has been approved for registration predates the year 1924, the sub-office shall photograph the document in accordance with Article 23 of Law No. 114 of 1946 concerning the Organization of Real Estate Registration.

The sub-office shall retain the photographic copy for reference and return the original document to its presenter.



Article (14) bis:

If the subject of the application, the root of title, or the real right is based on possession for the acquisitive prescription period, or on other facts pursuant to Article (23) bis of the Law on the Organization of Real Estate Registration, the following procedures shall be followed:

- A fixed application fee shall be collected from the applicant in the amount of two hundred and fifty Egyptian pounds (EGP 250) if the property subject of the application has an area of less than 300 square meters or, in the case of agricultural land, less than five feddans. In all other cases, the application fee shall be five hundred Egyptian pounds (EGP 500). Travel expenses shall be collected in the amount of two hundred and fifty Egyptian pounds (EGP 250) within the city or district where the sub-office is located, and five hundred Egyptian pounds (EGP 500) outside that area, in addition to publication costs at their actual rates. The sums mentioned in this item shall be paid upon submission of the application, whether submitted on paper or electronically.
- Without prejudice to Article (7) of this Regulation, the application shall be submitted on the form prepared for the registration of the facts referred to in Article (10) bis of the Law.
- The sub-office shall, within five days from the date of submission, publish at the applicant's expense in a widely circulated daily newspaper an announcement containing the particulars of the registration application, its subject matter, the property data, and the name of the transferor. Any person having an objection to the registration may submit his objection, together with supporting documents, to the competent sub-office within a period not exceeding ten days from the date of publication. Publication must be made in both the paper and electronic editions of the newspaper, and a photocopy of the publication shall be attached to the file.



- The head of the sub-office, or a technical officer delegated by him, shall conduct an on-site inspection to verify the possession, its duration and cause, and the extent to which its conditions are fulfilled, or to verify, as the case may be, the fact giving rise to acquisition of ownership, in accordance with the provisions of the Civil Code or the Law on the Organization of Real Estate Registration, as applicable. A report shall be drawn up of such inspection containing a detailed description of the property that is the subject of the application, including its characteristics and appurtenances as they exist in nature; the statements of the applicant; the neighbors of the property; its possessors; the objectors, as applicable; and, in general, all those whose statements must be heard. The report shall be signed by those present; if any person refuses to sign, such refusal and its reason shall be recorded in the report.
- The sub-office shall state its opinion on the application and then submit it to the office, signed on the draft instrument and with the applicant's signatures certified, attaching all documents and papers related thereto, within a period not exceeding twenty-three days from the date of submission.
- After signing the draft instrument, the office shall present the application, its attachments, and any objections submitted concerning it to the committee referred to in Article (23) bis of the Law on the Organization of Real Estate Registration; in all cases, a reasoned decision shall be issued accepting or rejecting the application.

Article (15):

A personal index shall be prepared in each district under the names of owners, in which shall be entered the instruments referred to in the preceding article.



Article (16):

Each office shall maintain a Register of Priority for instruments submitted or presented for registration, numbered sequentially according to the order of their submission or presentation, as the case may be, with the date and hour indicated. The registration number and date shall be annotated in this register.

Each office shall also maintain a Register of Registration of Instruments in which the particulars of instruments and lists submitted for registration are recorded in sequential numbers according to the order of their entry in the priority register. This register shall have numbered pages, each page signed by the Secretary-General or his designee; erasures, deletions, obliterations, or insertions are prohibited. At the close of each working day, the office registrar or deputy registrar shall annotate and sign off on the actions recorded in the registers mentioned in this article.

Article (17):

If it becomes necessary to correct a material error committed by the person in charge of the registration book, the correction must be approved by the registrar if the error is detected on the day it occurs. If the error is detected later, the correction must be approved by the registrar and one of the inspectors of the Technical Inspection Department. In this case, a report shall be drawn up clarifying the reasons for the error and how it was discovered. In all cases, the date of the correction must be indicated.

Article (18):

Separate books with sequential numbers shall be kept for each directorate or governorate where an office has jurisdiction over more than one directorate or governorate.



Article (19):

Instruments and lists intended for registration shall be submitted to the competent office in one original copy on the secure paper designated for registration of instruments. A sequential number indicating the order of submission shall be placed on the original, together with the date and the time of entry in the registration register referred to in Article (16), and it shall be signed by the registrar or deputy registrar. Two copies shall be made from the original; one shall be delivered to the applicant after certification as a true copy of the original, and the other shall be sent to the Archives Department at the principal office.

Article (20):

The person receiving an instrument or list for registration shall issue a receipt to the presenter indicating the number and date of entry in the priority and movement registers, and the documents attached thereto.

Article (21):

The office shall keep the originals of registered instruments or lists according to their sequential numbers.

If the office has jurisdiction over more than one directorate or governorate, separate sequential number series shall be maintained for each directorate or governorate.

Article (21) bis:

Applications for registration of judgments that establish, transfer, create, modify, or extinguish an original real right in immovable property—where such judgments are not based on acknowledgment of title, confession to the plaintiff's claims, or recorded settlements—shall be submitted by interested parties to the competent office in three copies containing:

- The particulars of the judgment to be registered and proof of its finality.



- All data necessary to identify the property subject of the judgment.
- Assessment (taklif) particulars if the subject requires changes to the assessment registers.
- Particulars of the root of the real right in rem covered by the judgment.
- A statement of real rights encumbering the property.
- A certificate of real estate transactions.
- A certificate, certified by the competent Governor or the head of the competent authority (or his delegate), evidencing the absence of any violations affecting the property or unit subject of the transaction.
- An acknowledgment accepting the cadastral description stated in the judgment.
- An acknowledgment to pay any fees and costs arising from subsequent procedures on the application or in excess of the publication deposit.

The registrar or his delegate shall assign the application a provisional number after payment of the due fee and the publication deposit as determined by the fee assessor, and after verifying that the description of the property in the judgment matches the description in the recorded claim.

If the application must be submitted to the Office for Non-Egyptians' Ownership, or to the Sinai Peninsula Development Authority, or requires the approval or opinion of any other body, a provisional number shall not be assigned until the approval or opinion of that body has been received, as the case may be.

Each office shall maintain a special register for entering applications to register judgments, in which the registrar or his delegate shall record the provisional number assigned to the application, annotated with the date and hour of submission.



Article (21) bis (A):

The office shall publish, at the applicant's expense, in a widely circulated daily newspaper an announcement setting out the particulars of the judgment that is the subject of the application, the property covered by the judgment, and the names of the plaintiff and the defendant. The announcement shall invite any person having an objection to submit his objection to the registration of the judgment before the competent summary judge for urgent matters within one month from the date of publication.

Article (21) bis (B):

If the period specified in the preceding Article expires without submission of an objection to the said application before the competent summary judge for urgent matters, the provisional number assigned to the application shall become final, and this shall be annotated in the said register and in the index books opposite the names of the interested parties. The provisional number shall not become final unless the interested parties submit a negative certificate from the competent court confirming that no objections have been filed regarding the application within the said period, or that all submitted objections have been rejected.

If objections are submitted within the said period, the competent judge shall issue, within seven days from the date of submission together with supporting documents, a final reasoned decision either rejecting the objections or accepting them and canceling the provisional number.

If the objection is accepted and the provisional number canceled, the court registry shall notify the competent office with an official copy of the judge's decision within seven days from its issuance, and the registrar must then annotate the cancellation of the provisional number.

Article (22):

Each office shall maintain a book in which applications for marginal annotations are entered. These applications shall be entered under sequential numbers reflecting their priority, with the date and hour and the action taken recorded.

The receiver shall give the applicant a receipt indicating the sequential number and the date.



Article (23):

The office shall record marginal annotations on the margin of the relevant instrument or on a sheet affixed thereto. Such annotations shall include the particulars required by Article 37 of Law No. 114 of 1946 to be contained in the application, and the date and hour of the annotation. The instruments by virtue of which the annotations are made shall be kept separately in the office.

However, with respect to the annotations referred to in Article 14 of Law No. 114 of 1946, the creditor may retrieve the debt instrument after a photographic copy is made and after he endorses such copy confirming its accuracy.

Article (24):

At the end of each month, the office shall send the principal office a copy of the marginal annotations together with the number and date of registration of the instruments to which they relate.

The principal office shall keep such copies after entering the annotations in the margins of the photographic copies of the instruments mentioned in the preceding paragraph or on sheets affixed thereto.

Chapter Four – Indexes, Inspection, Certificates, and Copies

Article (25):

Alphabetical index books shall be prepared in the registration offices, and a separate index shall be kept for each locality or city in which the names of all parties to the instruments or all interested parties therein shall be entered.



Article (26):

Each office shall annually prepare alphabetical index books maintained for each directorate or governorate, which shall be sent at the end of each year to the principal registration office to be preserved in its archives.

Article (27):

Any person may request inspection at the registration office of the registration books and index books, or of any instrument that has been registered, after payment of the prescribed fee.

Article (28):

Upon request for a specified period and with respect to a specified person, the registration offices shall issue either a list of registrations and entries appearing in the indexes or a statement that no registrations or entries exist, after payment of the prescribed fee.

Books shall be kept for entering applications for real estate certificates and the action taken thereon.

Article (29):

The office shall issue, to any person who so requests, a certificate stating the substance of any marginal annotation after payment of the prescribed fee.

Article (30):

Official photographic or handwritten copies certified as true to the original may be obtained of registered instruments and their attachments after payment of the prescribed fee.



Article (31):

The registration office shall extract a copy of each registered instrument in order to prepare the preliminary steps for the real folio system (real property registers), and a copy shall be sent to the directorate or governorate to amend the assessment registers if the instrument requires amendments to those registers.

Article (32):

A decision of the Minister of Justice shall determine the hours during which applications may be received for registration of instruments, annotation of eligibility for registration, entry in the registration books, marginal annotation, inspection, or real estate certificates.

In no case may the aforementioned applications be received before the start of the stated hours or after their end.

Article (32) bis:

Registration of the disposition, or rejection thereof, shall be completed within a period not exceeding thirty-seven days from the date the application is received; if this period is exceeded, the necessary disciplinary measures shall be taken against the person responsible.

Article (33):

The competent sub-offices shall notarize instruments for which registration is sought or certify the signatures of the interested parties thereon if the instruments are private ('urfiyya). They may also notarize powers of attorney and other instruments or certify the signatures of the interested parties thereon whenever they relate to a real right in immovable property falling within their territorial jurisdiction.



Article (34):

Government departments may certify the signatures of their employees on instruments submitted for registration when such employees sign by virtue of their official duties.

In such case, the instruments shall be sent directly by the concerned departments to the registration offices.

Article (35):

The authority that notarized the instrument—or, if private, the authority that certified the last signature thereon—shall transmit it administratively to the competent registration office to take the necessary measures for its registration if the interested parties so request in writing.

In such case, the registration office shall send that authority the photographic copy of the instrument after completion of registration and shall also send any documents it deems returnable, so that all such papers may be delivered to the interested parties.

Article (36):

In cases where the law permits registration by way of deposit, a copy certified as true to the original shall be transcribed on the special paper referred to in Article 19, and the remaining procedures provided in the following articles shall be followed; the original shall be kept in the registration office.

Article (36) bis:

Technical officers in the departments and offices of real estate registration shall, each within his jurisdiction, be considered experts before the courts for purposes of applying the last paragraph of Article (6) of the Law on the Organization of Real Estate Registration.



Article (37):

The decision of the Minister of Justice dated 12 July 1923 concerning the keeping of registration books and the establishment of sub-offices for the Mixed Mortgage Bureaus is hereby repealed. Any decision contrary to the provisions of this Decree is likewise repealed.

Article (38):

The Ministers of Justice and Finance shall implement this Decree, which shall come into force on 1 January 1947.

