

SUPREME COURT OF SEYCHELLES

Reportable
MA 180/2025
(Arising in MC 53/2018)

In the ex parte matter between:

ALEXANDER UGNICH
(represented by Mr. France Bonte)

APPLICANT

Neutral Citation: *Alexander Ugnich* (MA 180/2025) (5th November 2025)
Before: Adeline J
Summary: Registration of land following Court determination – Applicant sole legal and beneficial owner of the land to be registered in its name.
Heard: 4th November 2025
Delivered: 5th November 2025

RULING ON MOTION

Adeline J

- [1] By Notice of Motion dated 27th August 2025, filed into Court ex parte on the same date, the Applicant, one Alexander Ugnich, applies to this Court for an order directing the Land Registrar to register land parcel C2914 in his name.
- [2] The Applicant supports his application with an affidavit deposed by himself, in which affidavit he seeks to make out a case for the grant of the order sought for.
- [3] Of particular significance, in his affidavit, *inter alia*, include paragraphs 4,5, and 6 which read thus;

“4. As a result of a dispute over division of jointly acquired property during the marriage, on the March 11, 2020, the Honourable Court ordered, pursuant to Article 20 (1) (g) of the Matrimonial Causes Act (chapter 95 of the laws of Seychelles) that the said property parcel C2914 be registered in my name. (copy of the interlocutory order is attached).”

“5. The Defendant filed an appeal against the said interlocutory order, however, the Court of Appeal dismissed the appeal on August 19, 2022, (copy of the interlocutory order is attached).”

“6. I have obtained all the necessary permits and/or exemptions from payment of fees relating to the above mentioned transfer of ownership (see attached letter)”

- [4] The letter reference IPTR/2201 dated 17th July 2025 tendered as exhibit, conveys to the Applicant, the necessary sanction for the transfer of land parcel C2914 and dwelling house thereon situated at Anse Royal Mahe, from Mrs. Anna Lavrentiera unto his name subject to certain conditions.
- [5] Therefore, this Court allows the application, and accordingly, direct the Land Registrar to register land parcel C2914 in the name of the Applicant, Alexander Ugnich as the sole legal and beneficial owner of the land.

Signed, dated and delivered at Ile du Port on the 05th November 2025.



B. Adeline J.