2006 No. 485

LAND REGISTRATION

The Land Registration (Scotland) Rules 2006

Made---4th October 2006Laid before the Scottish Parliament5th October 2006Coming into force in accordance with Rule 1

The Scottish Ministers, in exercise of the powers conferred by section 27(1) of the Land Registration (Scotland) Act 1979(a) and of all other powers enabling them in that behalf, and after consultation with the Lord President of the Court of Session in accordance with that section, hereby make the following Rules:

PART I

GENERAL

Citation and commencement

1.—(1) These Rules may be cited as the Land Registration (Scotland) Rules 2006.

(2) Rules 1 and 10 of, and Schedule 2 to, these Rules shall come into force on 14th November 2006.

(3) Rules 2, 9 and 24 of, and Schedule 4 to, these Rules shall, for the purpose of applications for registration of interests in land using the ARTL System, come into force on 14th November 2006.

(4) All remaining rules and rules mentioned in paragraph (3), for all remaining purposes, shall come into force on 22nd January 2007.

Interpretation

2.-(1) In these Rules-

"the Act" means the Land Registration (Scotland) Act 1979(a);

"the 2000 Act" means the Abolition of Feudal Tenure etc. (Scotland) Act 2000(b);

"the 2003 Act" means the Title Conditions (Scotland) Act 2003(c);

"application for dual registration" means an application for-

- (a) registration of a constitutive deed under section 4(5) of the 2003 Act;
- (b) registration of a notice of preservation under section 50 of the 2003 Act;

(b) 2000 asp 5.

(c) 2003 asp 9.

⁽a) 1979 c.33. The functions of the Secretary of State were transferred to the Scottish Ministers by virtue of section 53 of the Scotland Act 1998 (c.46).

- (c) registration of a deed creating a positive servitude in accordance with section 75(1) of the 2003 Act; or
- (d) registration of a notice of converted servitude under section 80 of the 2003 Act;

"ARTL System" means the computer system managed and controlled by the Keeper of the Registers of Scotland to enable creation of electronic documents and the electronic generation and communication of an application for registration of a dealing affecting an interest in land registered in the Land Register of Scotland and automated registration in respect of that interest;

"authorised user" means a person who has been authorised by the Keeper to use the ARTL System for the purpose of registration of a dealing;

"benefited property" means in relation to a title condition, the interest in land to which the right to enforce the title condition is attached;

"burdened property" means in relation to a title condition, the interest in land which is affected by the title condition;

"certificate of title" means a land certificate or a charge certificate;

"community burden" has the meaning given in section 25 of the 2003 Act;

"constitutive deed" means the deed which sets out the terms of a title condition;

"dealing", unless the context otherwise requires, means a transaction or event capable of affecting the title to a registered interest in land;

"debt" has the meaning assigned to it by section 9(8)(c) of the Conveyancing and Feudal Reform (Scotland) Act 1970(**a**);

"holder" means in relation to a title condition, the person who has the right to the title condition;

"personal real burden" has the meaning given in section 1(3) of the 2003 Act; and

"Registers Direct service" means the service provided by the Keeper which allows remote direct access by computer for the purpose of searching and retrieving information in respect of the register.

(2) In these Rules any reference to a numbered form is to the form bearing that number in Schedule 1 to these Rules.

PART II

THE TITLE SHEET

Contents and distinguishing number of title sheet

3.—(1) A title sheet shall consist of the following sections: a Property Section, a Proprietorship Section, a Charges Section and a Burdens Section.

(2) Each title sheet of a registered interest in land shall be distinguished by a title number, consisting either of numbers or of letters and numbers.

Property section

4.—(1) The Keeper shall enter in the Property Section–

- (a) the description of the land in accordance with section 6(1)(a) of the Act;
- (b) the nature of the interest in the land;
- (c) particulars of any subsisting real right pertaining to the interest;

⁽a) 1970 c.35.

- (d) particulars of any subsisting right to a title condition pertaining to the interest by virtue of section 18, 19 or 20 of the 2000 Act or section 4(5), 50, 75 or 80 of the 2003 Act and the identity of the burdened property affected by such title condition;
- (e) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Property Section; and
- (f) such other information as the Keeper thinks fit.

(2) The Keeper shall include in the Property Section a plan of the land to which the interest relates.

(3) An entry in the Property Section in respect of particulars of a right to be entered in accordance with paragraph (1)(d) shall set out the terms of the title condition either by setting out-

- (a) the terms of the title condition as set out in the constitutive deed in full or by entering a summary of such terms in the Property Section; or
- (b) such terms by means of a reference to an entry in the Burdens Section of the same title sheet wherein such terms are set out in full.

Proprietorship section

5. The Keeper shall enter in the Proprietorship Section-

- (a) the name and designation of the person entitled to the interest in land;
- (b) the extent of that person's entitlement to the interest in land;
- (c) the capacity in which that person is entitled to the interest in land, if that person is not so entitled as an individual;
- (d) the destination, if any, to which the interest in land is subject;
- (e) the date, if any, stated as the date of entry of that person to the interest in land;
- (f) the date of registration of that person's entitlement to the interest in land;
- (g) any consideration stated for the transfer of the interest in land;
- (h) any subsisting entry in the Register of Inhibitions and Adjudications adverse to the interest;
- (i) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Proprietorship Section;
- (j) a statement that there are in respect of the interest in land no subsisting occupancy rights-
 - (i) in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981(**a**), of spouses of persons who were formerly entitled to the interest in land; or
 - (ii) in terms of section 106 of the Civil Partnership Act 2004(b), of a non-entitled civil partner,
 - if the Keeper is satisfied that there is no such subsisting right; and
- (k) such other information as the Keeper thinks fit.

Charges section

6.—(1) The Keeper shall enter in the Charges Section–

- (a) particulars of any heritable security over the interest in land;
- (b) particulars of any debt, including a pecuniary real burden affecting the interest in land;
- (c) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Charges Section; and
- (d) such other information as the Keeper thinks fit.

⁽a) 1981 c.59.

⁽b) 2004 c.33.

(2) The Keeper shall note in the Charges Section particulars of a floating charge which falls to be noted in terms of section 6(4) of the Act as an overriding interest.

Burdens Section

7.--(1) The Keeper shall enter in the Burdens Section-

- (a) particulars of any subsisting real burden, other than a real burden which falls to be entered in the Charges Section, and of any subsisting condition affecting the interest in land;
- (b) the identity of the benefited property or of the holder of a personal real burden in respect of any subsisting real burden or condition affecting the interest in land by virtue of section 18, 18A, 18B, 18C, 19, 20, 27 or 27A of the 2000 Act or section 4(5), 38, 43, 44, 45, 46, 50, 75 or 80 of the 2003 Act;
- (c) any statement which the Keeper is entitled or required to enter on the title sheet by virtue of section 58 of the 2003 Act;
- (d) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Burdens Section;
- (e) particulars of a probative discharge of an overriding interest, other than a floating charge or the right of the proprietor of the benefited property in a servitude, but only where-
 - (i) the overriding interest has been either recorded in the Register of Sasines or noted in the Burdens Section; and
 - (ii) the applicant has requested that the particulars be noted;
- (f) particulars of a probative discharge of the right of the proprietor of the benefited property in a servitude; and
- (g) such other information as the Keeper thinks fit.

(2) Where particulars of any subsisting right to a title condition are to be entered in the Property Section in accordance with rule 4(3)(b), there shall be entered in the Burdens Section the terms of such title condition as set out in the constitutive deed.

(3) The Keeper shall note in the Burdens Section particulars of any overriding interest, other than a floating charge, which falls to be noted in terms of section 6(4) of the Act.

Combination and division of title sheets

8. When it appears to the Keeper to be desirable to do so the Keeper may-

- (a) enter the particulars of an interest in land in the title sheet of another interest in land and cancel the title sheet in which the interest was previously entered; or
- (b) enter in another title sheet or in other title sheets a part or parts of the interest in land which was previously entered as a single interest and amend appropriately the title sheet in which the whole interest was previously entered.

PART III

REGISTRATION OF INTERESTS IN LAND AND NOTING OF OVERRIDING INTERESTS AND ENTRY OF ADDITIONAL INFORMATION

Application for registration of interest in land

9.—(1) Subject to paragraphs (3) and (4) any application for registration shall be made by the person in whose favour a real right will be created or affected by registration and such an application may be made using the ARTL System in accordance with Rule 10 or otherwise shall be on the following forms–

(a) Form 1, where the application is for first registration;

- (b) Form 2, where the application is for registration of a dealing (other than the transfer of part of a registered interest in land); or
- (c) Form 3, where the application is for registration of a transfer of part of a registered interest in land.

(2) An application for registration otherwise than using the ARTL System shall be accompanied by an inventory of the writs relevant to the application on Form 4.

(3) Where an application for registration is an application for dual registration the application may be made by any person who has the right to the land which in terms of the application is to become a burdened or a benefited property.

(4) Where an enactment or an Act of the Scottish Parliament permits an application for registration to be made by a person that person may make such application.

(5) Paragraph (1) shall apply to an application made by virtue of paragraphs (3) or (4) for the purposes of determining on which form the application shall be made.

Application for registration using the ARTL System

10.-(1) An application for registration using the ARTL System may be made only by an authorised user.

(2) An application for registration of a dealing (other than the transfer of part of a registered interest in land) using the ARTL System shall be made by providing such of the information required in Part A of Schedule 2 and answers to such of the questions in Part B of that Schedule as are relevant to the particular application.

Withdrawal by applicant of application for registration

11. An application for registration may be withdrawn by the applicant before the completion of registration.

Return by Keeper of document for amendment

12. Subject to rule 13, where an application for registration is not accepted by the Keeper on the grounds that it does not comply with section 4(1) or (2)(a) or (d) of the Act, but has not been rejected by the Keeper or withdrawn by the applicant, the Keeper may return any document relating to the application to the applicant for amendment in order that the application may be made so to comply.

Failure by applicant to respond to Keeper's request

13. Where the applicant, having been requested by the Keeper to supply documents and evidence in accordance with section 4(1) of the Act or to amend a document in accordance with rule 12, fails to do so, the Keeper after the expiry of such reasonable period of time as may be fixed by the Keeper and intimated to the applicant, being not less than 60 days, may either complete registration, subject to exclusion of indemnity, or reject the application.

Application for noting of overriding interest or for entry of discharge of overriding interest or of additional information

14. An application for-

- (a) the noting of an overriding interest in terms of section 6(4) of the Act;
- (b) the entering of-
 - (i) the discharge of an overriding interest in terms of rule 7(1)(e); or
 - (ii) additional information entered in terms of section 6(1)(g) of the Act; or

(c) the deletion of a note or an entry made, respectively, under paragraph (a) or (b) of this rule,

shall be on Form 5.

PART IV

CERTIFICATE OF TITLE

Form of land certificate

15. A land certificate issued by the Keeper in terms of section 5(2) of the Act shall be in Form 6.

Form of charge certificate

16. A charge certificate issued by the Keeper in terms of section 5(3) of the Act shall be in Form 7.

PART V

MISCELLANEOUS

Rectification of register

17.—(1) An application to the Keeper, under section 9(1) of the Act, for the rectification of the register shall be on Form 9.

(2) Where it appears to the Keeper that proceedings in the court or the Lands Tribunal for Scotland may result in an order for rectification of the register under section 9(1) of the Act, the Keeper shall note the existence of such proceedings on the title sheet of the interest in land to which the proceedings relate.

Notifications by Keeper

18.—(1) A decision of the Keeper on any matter affecting registration shall be notified by the Keeper to any person whose interest appears from the register to be affected by that decision.

(2) Notification shall not be made under paragraph (1) where notification would have the effect of informing the person entitled to the interest in land of the existence of a recorded deed or a registration upon which possession adverse to his interest may be founded in terms of section 1 of the Prescription and Limitation (Scotland) Act 1973.

(3) A notification under paragraph (1) shall be made in such form as the Keeper shall think fit and shall be sufficiently made if sent by post to the person's last address shown on the register.

Affidavits to accompany applications for registration

19. Affidavits intended to accompany an application for registration may be made before a notary public.

Maps of registered interests and index of proprietors

20. The Keeper shall make up and maintain-

- (a) an index map, based on the Ordnance Map, of registered interests in land; and
- (b) an index of the names of all persons currently entered in the proprietorship section of title sheets.

Application to Keeper for report or office copy

21.—(1) Subject to paragraphs (2) and (3) below, an application to the Keeper for a report, or office copy in terms of section 6(5) of the Act, mentioned in column 1 of the following table shall be in the appropriate form as referred to in column 2 of the said table.

	(1)	(2)
	Report or office copy applied for	Form
(1)	Report prior to registration	10
(2)	Continuation of report prior to registration	11
(3)	Report over registered subjects	12
(4)	Continuation of report over registered subjects	13
(5)	Report to ascertain whether or not subjects have been registered	14
(6)	Office copy (in terms of section $6(5)$ of the Act)	15

(2) An application for a report, or office copy in terms of section 6(5) of the Act, may be made by telephone provided the information which would have been included in an equivalent application under paragraph (1) is supplied, together with such additional information as may be required by the Keeper.

(3) An application for a report, or office copy in terms of section 6(5) of the Act, may be made by facsimile or electronic mail provided the information which would have been included in an equivalent application under paragraph (1) is supplied.

Application for Registers Direct service

22.—(1) An application may be made to the Keeper for use of the Registers Direct service.

(2) On making an application, an applicant shall submit such information as will enable the Keeper to be satisfied that suitable arrangements have been made for payment of any fees incurred by the applicant.

(3) Any user of the Registers Direct service shall, on being required to do so by the Keeper, submit such information as will enable the Keeper to be satisfied that the requirements of paragraph (2) continue to be met.

Description of a registered interest in land

23. Land in respect of which an interest has been registered shall be sufficiently described in any deed relating to that interest if it is described by reference to the number of the title sheet of that interest in the manner prescribed by Schedule 3 to these Rules.

Revocation

24. The rules listed in Schedule 4 to these Rules are revoked.

JOHANN LAMONT Authorised to sign by the Scottish Ministers

St Andrew's House, Edinburgh 4th October 2006

SCHEDULE 1

LIST OF FORMS TO BE USED IN CONNECTION WITH REGISTRATION

Form	Purpose	Reference to Act
1.	Application for first registration	Section 4
2.	Application for registration of a dealing (other than the transfer of part of a registered interest in land)	Section 4
3.	Application for registration of a transfer of part of a registered interest in land	Section 4
4.	Inventory of writs	Section 4
5.	Application for noting of overriding interest or for entry of other information in terms of section $6(1)(g)$	Section 6(4)
6.	Land Certificate	Section 5(2)
7.	Charge Certificate	Section 5(3)
9.	Application for rectification of the register	Section 9(1)
10.	Application for report prior to registration	-
11.	Application for continuation of report prior to registration	-
12.	Application for report over registered subjects	-
13.	Application for continuation of report over registered subjects	-
14.	Application for report to ascertain whether or not subjects have been registered	-
15.	Application for office copy	Section 6(5)

	tland's land & property		Version 12/09/2006
From (see Note 1)			
			01010101
ART A - The notes referred to	are contained in Notes and Directions	for completion of applications for First Registration.	01010101
FAS No. (see Note 2)	3. Agent's Reference	4. Agent's Tel No.	(see Note 3)
Agent's email Address		6. Search	Sheet Number (see Note 4)
Name of Deed in respect of w	hich registration is required	8. County (see Note 5)	Mark X in box if more than one cou
Monetary Consideration (see	Note 6) Non-monetary Conside	ration (see Note 7)	Value (see Note 8)
e (see Note 9)	Payment Method (see Note 10)		Pate of Entry
o	r syntem method (see note 10)		DD / MM / YYY
. Subjects (see Note 11)			
vuse √Name		Po	stcode
me & wn/City . Name and Address of Appli	cant (see Note 12)	Mark X i	in box if more than two applicants
oplicant 1 Imame		Forename(s)	stcode
Wame			olouie
wn/City			
plicant 2 mame		Forename(s)	
ouse Name		Po	stcode
reet ime & wn/City			
id/or company/firm council, etc			
vuse »/Name		Po	stcode
reet			
wn/City			
	holder (see Note 13)	Forename(s)	
wn/City . Granter/Last recorded title l	holder (see Note 13)		stcode

e space		1010		
Continue	d - The notes referred to are contained in Notes and Directions for completion of applications for First Registration.			
ame	Forename(s)		00100	
e	Postcode			
ity				
company/f	irm or council, etc Mark X in box if	more th	an two	gran
P16 Report	has been issued by the Keeper in connection with this Application, please quote the Report No.	YES	NO	
(a)	Do the deeds submitted in support of this application include a plan illustrating the extent of	X	X	
(1)	If YES, please specify the deed and its Form 4 Inventory number :			
(0)	If YES, please specify the deed and its Form 4 Inventory number :	X	×	
If the a	nswer to both the above questions is NO:			
acco	ompanying the application, to the effect that it is a plan of the subjects to be registered.			
		YES	NO X	N/A
(a)	If the extent of the subjects as defined in the deeds is larger than the occupational extent, is the applicant prepared to accept the occupational extent?	x	X	X
(b)	If the extent of the subjects as defined in the deeds is smaller than the occupational extent, has any remedial action been taken?	х	X	X
If YES				
	e space e added Continue me e ty company/f P16 Report P16 Report P	 a space is required for any section of this form a separate sheet (s) a continued - The notes referred to are contained in Notes and Directions for completion of applications for Fint Registration. a continued - The notes referred to are contained in Notes and Directions for completion of applications for Fint Registration. a continued - The notes referred to are contained in Notes and Directions for completion of applications for Fint Registration. a contained - The notes referred to are contained in Notes and Directions for completion of applications for Fint Registration. a company/firm or council, etc Mark X in box if Mark X in box if Mark X in box if the Report has been issued by the Keeper in connection with this Application, please quote the Report No. b the deeds submitted in support of this application include a plan illustrating the extent of the subjects to be registered? If YES, please specify the deed and its Form 4 Inventory number : (b) Have you submitted a deed containing a full bounding description with measurements? If YES, please specify the deed and its Form 4 Inventory number : If the answer to both the above questions is NO: then you must submit a plan of the subjects that conforms to the Keeper's stated deed plan criteria policy. the plan should bear a docquet, signed by the Granter(s) and Grante(s) of the deed accompanying the application, to the effect that it is a plan of the subjects to be registered. NE: a plan will not normally be required where the property is part of a tenement or other flatted property, unless additional exclusive subjects are to be registered along with the flat. Does the legal extent depicted in the plans or descriptions in the deeds submitted in support of the application coincide with the occupational extent? if No, the Keeper will require further information to assist in the creation of the title sheet, therefore ple	e e added. Continued - The notes referred to are contained in Notes and Directions for completion of applications for First Regentration Continued - The notes referred to are contained in Notes and Directions for completion of applications for First Regentration referename(s) Postcode Postcode row Regent has been issued by the Keeper in connection with this Application, please quote the Report No. Postcode row (a) Do the deeds submitted in support of this application include a plan illustrating the extent of the subjects to be registered? If YES, please specify the deed and its Form 4 Inventory number : (b) Have you submitted a deed containing a full bounding description with measurements? If YES, please specify the deed and its Form 4 Inventory number : If the answer to both the above questions is NO: • then you must submit a plan of the subjects that conforms to the Keeper's stated deed plan criteria policy; • then plan should bear a docquet, signed by the Granter(s) and Grantee(s) of the deed accompanying the application, to the effect that its a plan of the subjects to be registered. NB: a plan will not normally be required where the property is part of a tenement or other flatted property, unless additional exclusive subjects as defined in the deeds submitted in support of the application coincide with the occupational extent? (b) If the extent of the subjects as defined in the deeds is larger than the occupational extent, has any remedial action been taken?	 a space is required for any section of this form a separate sheet (s) Continued. The notes referred to are contained in Notes and Directions for completion of exploations for Find Registratio. Continued. The notes referred to are contained in Notes and Directions for completion of exploations for Find Registratio. Postcode Po

	Executiv	ERS OF SCOTLAND e Agency in about Scotland's land & property FO APPLICATION FOR FIRST REGISTRATI (Land Registration (Scotland) Rules 2006 Rule 9(1 Version 12/09/2	ON (a))	1	
f mor		e appropriate box. s required for any section of this form a separate sheet (s) 010	1010	3	
PART	B CONTINUE	5 0	YES	NO	
3.	interest	any person in possession or occupation of the subjects or any part of them adversely to the of the applicant? please give details:	×	×	
			VEE	-	
1.	provisio	ubjects were acquired by the applicant under any statutory provision, does the statutory n restrict the applicant's power of disposal of the subjects? please indicate the statute:	X	X	N/A X
5.	(a)	Are there any charges affecting the subjects or any part of them, except as stated in the Schedule of Heritable Securities etc. on page 6 of this application? If YES , please give details:	YES	NO	
	(b)	Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as stated in the Schedule of Burdens on page 6 of this application? If YES , please give details:	×	×	
	(c)	Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet? If YES, please give details:	X	×	
	(d)	Are there any recurrent monetary payments (e.g. leasehold casualties) exigible from the subjects or any part of them? If YES, please give details:	×	X	
		Page 3 UID Number:			

	bace is	e appropriate box. s required for any section of this form a separate sheet (s) 010	1010	4
ART B CO	NTINUE	D	YES	NO
. (a)	Is any party to the deed inducing registration a company registered under the Companies Acts?	×	×
		If YES,		
		has a receiver or administrator or liquidator been appointed? If YES , please give details:	X	X
		If NO, has any resolution been passed or court order made for the winding up of the company or petition presented for its liquidation? If YES, please give details:	×	×
(b)(i) (ii)	Is it a charity as defined in section 112 of the Companies Act 1989? Is the transaction to which the deed gives effect one to which section 322A of the Companies Act 1985 applies? Where the answer to either (b) (i) or (ii) is YES , please give details:	X	×
		arty to the deed inducing registration a corporate body other than a company registered under	YES	NO
th (a		npanies Acts? If YES , is it acting <i>intra vires</i> ? If NO, please give details:	×	x
(b)	Has any arrangement been put in hand for the dissolution of any such corporate body? If YES , please give details:	×	×



REGISTERS OF SCOTLAND Executive Agency Information about Scotland's land & property

FORM APPLICATION FOR FIRST REGISTRATION (Land Registration (Scotland) Rules 2006 Rule 9(1)(a)) Version 12/09/2006

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	be added.	010	1010	5
PART	B CONTINU	ED.	YES	NO
8.		pplication for registration of a dealing within the meaning of the Matrimonial Homes (Family ion) (Scotland) (Act) 1981 or the Civil Partnership Act 2004?	X	×
	(a)	If YES, could the subjects be a matrimonial home within the meaning of the 1981 Act or a family home within the meaning of the 2004 Act?	X	X
	(b)	If YES, do the necessary consents, renunciations, affidavits or written declarations exist confirming that the subjects will not be affected by any subsisting occupancy right of -		
	(1)	any spouse of the current registered proprietor and of any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 6 of the 1981 Act?	×	×
	(ii)	any civil partner of the current registered proprietor and of any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 106 of the 2004 Act?	×	×
			YES	NO
9.	Does th	e deed inducing registration grant, transfer, create, discharge or vary an interest in land?	X	x
	(a)	has a Land Register report been obtained which includes certification of a search in the Register of Inhibitions and Adjudications ('ROI') against 1. the granter of the deed and 2. any party whose right has vested in the granter by virtue of any unregistered mid-couple or link?	×	X
	(i)	If YES, to what date was that search made? Date DD / MM / YYYY		
	(ii)	If NO, has a search been carried out against the aforesaid granter/other party in the ROI?	X	x
		If YES, to what date was that search made? Date DD / NM / YYYY	in the second	
	(b)	If you answered YES to any part of question 9(a) does the Land Register Report or the search in the ROI disclose any subsisting entries in the ROI pertaining to the granter/other party aforesaid which are adverse to the interest in land?	×	×
		If YES, give details.		
			YES	NO
10.	Is the disecurity	leed inducing registration in implement of the exercise of a power of sale under a heritable	X	×
	IN CONTRACTOR	have the statutory procedures necessary for the proper exercise of such power been complied	×	×
			YES	NO
11.	Is the d	leed inducing registration pursuant on a Compulsory Purchase Order?	×	х
	IFYES	have the necessary statutory procedures been complied with?	x	x

	REGISTERS OF SCOTLAND Executive Agency Information about Scotland's land & property	1)(a))	1
If mor	an X in the appropriate box. e space is required for any section of this form a separate sheet (s) the added.		
PART	B CONTINUED		
12.	Is any party to the deed inducing registration subject to any legal incapacity or disability? If YES, please give details:	YES	X
		YES	NO
13.	Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? If NO, please give details:	×	×
14.	Are there any facts and circumstances material to the right or title of the applicant which have not	YES	NO
SCHE	already been disclosed in this application or its accompanying documents? If YES, please give details: DULE OF HERITABLE SECURITIES ETC. (N.B. New Charges granted by the applicant should not be i	include	d)
		Randanaan	
SCHE	DULE OF BURDENS		
		ther	X
Mark) Do yo I/ We	X in the box to show if this property is Residential \times Commercial \times Land Only \times Ot u wish to receive an electronic \times or paper \times Certificate? certify that the information supplied in this application is correct to the best of my/our knowledge and beli		X
Mark) Do yo I/ We (X in the box to show if this property is Residential X Commercial X Land Only X Ot u wish to receive an electronic X or paper X Certificate? certify that the information supplied in this application is correct to the best of my/our knowledge and beli apply for registration in respect of Deed(s) No in the Inventory of Writs (Form 4).		X

Exec	cutive Agency		FORM DDITIONAL INFORMATION Scotland) Rules 2006 Rule 9(1)(a)) Version 12/09/2005
ADDITIONAL	INFORMATION		
1. Subjects (se	e Note 11)		
House No/Name			Postcode
Street Name & Town/City			
2. Subjects (se	e Note 11)		
House No/Name			Postcode
Street Name & Town/City			
3. Name and A	ddress of Applicant (see Note 12)		
Applicant Surname		Forename(s)	
House No/Name			Postcode
Street Name & Town/City			
Applicant Surname		Forename(s)	
House No/Name			Postcode
Street Name & Town/City		la di Antania di Shannan ta di sunan ta da su	
And/or compar or council, etc			
House No/Name			Postcode
Street Name & Town/City			
4. Granter/Last	t recorded title holder (see Note 13)		
Surname		Forename(s)	
Surname		Forename(s)	
And/or compar	ny/firm or council, etc		
	Page	1 UID Numbe	ri

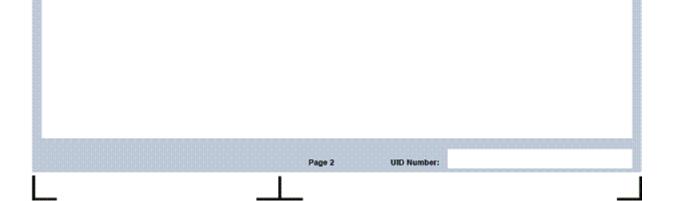








ADDITIONAL INFORMATION



Executive Agency	(Land Registration (Scotland) Ru	Version 12/09/2006
From (see Note 1)		
		02010101
ART A - The notes referred to are contained in Notes and Directions	for completion of applications for registration of a De	
FAS No. (see Note 2) 3. Agent's Reference	4. Agent's Tel No. (see Note 3)
Agent's email Address		
Name of Deed in respect of which registration is required	7. County (see Note 4)	Mark X in box if more than one county X
litle No(s) of registered interest(s) affected by this application ((see Note 5) Ma	ark X in box if more than three Title No(s
Monetary Consideration (see Note 6) Non-monetary Conside	eration (see Note 7)	Value (see Note 8)
•		
e (see Note 9) Payment Method (see Note	10)	Date of Entry DD / MM / YYYY
Subjects (see Note 11)		
use Name	Po	stcode
eet me & wn/City		
Name and Address of Applicant (see Note 12)	Mark X i	n box if more than two applicants 🛛 🗙
plicant 1 rname	Forename(s)	
use Name	Po	stcode
eet me & wn/City		
plicant 2 mame	Forename(s)	
use Name	Po	stcode
eet me & wn/City		
d/or company/firm council, etc		
use Name	Po	stcode
eet me & wn/City	akan panakan pangan pangan panahan pangan panga Pangan pangan	n (19) (19) (19) (19) e a propria propr
Granter/Last recorded title holder (see Note 13)		
	Forename(s)	eutententententententententententententent
urname	r or channe(s)	

Name et tae & n/City urname Forename(s) Postcode et tae & n/City Wor company/firm or council, etc				
ART A Continue	ed - The notes referred to are contained in Notes and Directions for completion of applications for registration of a Dealing.			
Name reet	Posicour			
wn/City				
Surname	Forename(s)		010101	
ouse Name	Postcode			
meet me &		0202020	0000000	
	firm or council, etc Mark X in box if	more th	an two	gran
dior company/ ART B Does Prope	the dealing in respect of which registration is sought transfer the interest specified in the rty Section of the Title Sheet?	YES	NO	
ART B Does Prope	the dealing in respect of which registration is sought transfer the interest specified in the ty Section of the Title Sheet? Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant?	YES	NO	
adior company/ ART B Does Prope (a)	the dealing in respect of which registration is sought transfer the interest specified in the ty Section of the Title Sheet? Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant? If YES , please give details:	YES	NO	
ART B Does Prope (a)	the dealing in respect of which registration is sought transfer the interest specified in the try Section of the Title Sheet? Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant? If YES, please give details: If the subjects were acquired by the applicant under any statutory provision, does the statutory provision restrict the applicant's power of disposal of the subjects? If YES, please indicate the statute: Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as already disclosed in the Title Sheet and in the documents produced with this application?	YES X X	NO X X	

mor	an X in th e space i e added.	ne appropriate box. Is required for any section of this form a separate sheet (s)	1010	3
ART E	CONTINU	ED		
	(e)	Are there any recurrent monetary payments (e.g. leasehold casualties) exigible from the subjects or any part of them? If YES, please give details:	YES	X
	ls any p	party to the dealing a company registered under the Companies Acts?	YES	NO
		If YES,		
	(a)	has a receiver or administrator or liquidator been appointed? If YES, please give details:	×	×
		If NO, has any resolution been passed or court order made for the winding up of the company or petition presented for its liquidation? If YES, please give details:	×	×
	(b) (i)	Is it a charity as defined in section 112 of the Companies Act 1989?	X	×
	(ii)	Is the transaction to which the deed gives effect one to which section 322A of the Companies Act 1985 applies? Where the answer to either (b) (i) or (ii) is YES , please give details:	×	×
			YES	NO
	Is any p Acts?	party to the dealing a corporate body other than a company registered under the Companies	×	×
	(a)	If YES, is it acting intra vires?	X	X
		If NO, please give details:		

mo		the appropriate box. Is required for any section of this form a separate sheet (s) 1. 020	1010	4
ART	B CONTIN	VED		
	(b)	Has any arrangement been put in hand for the dissolution of any such corporate body? If YES, please give details:	YES	NO
			YES	NO
4.		application for registration of a dealing (other than the grant of a standard security) within the ng of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 or the Civil Partnership 04?	×	×
	(a)	If YES, could the subjects be a matrimonial home within the meaning of the 1981 Act or a family home within the meaning of the 2004 Act?	x	×
	(b)	If YES, do the necessary consents, renunciations, affidavits or written declarations exist confirming that the subjects will not be affected by any subsisting occupancy right of -		
	(i)	any spouse of the current registered proprietor and of any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 6 of the 1981 Act?	x	×
	(ii)	any civil partner of the current registered proprietor and any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 106 of the 2004 Act?	×	×
			YES	NO
5.	Does t	he dealing grant, transfer, create, discharge or vary an interest in land?	Х	X
	(a)	has a Land Register report been obtained which includes certification of a search in the Register of Inhibitions and Adjudications ('ROI') against 1, the granter of the deed and		
		2. any party whose right has vested in the granter by virtue of any unregistered mid-couple or link?	x	x
	(i)	If YES, to what date was that search made? Date OD / MM / YYYY		
	(ii)	If NO, has a search been carried out against the aforesaid granter/other party in the ROI?	x	x
		If YES, to what date was that search made? Date DD / MM / YYYY		
	(b)	Does the Land Register Report or the search in the ROI disclose any subsisting entries in the ROI pertaining to the granter/other party aforesaid which are adverse to the interest in land?	x	x
		If YES, give details.		





APPLICATION FOR REGISTRATION OF A DEALING (Land Registration (Scotland) Rules 2006 Rule 9(1)(b)) Version 12/09/2006

ART	e added. 020		
		YES	NO
6.	Is the dealing in implement of the exercise of a power of sale under a heritable security? If YES,	x	x
	have the statutory procedures necessary for the proper exercise of such power been complied with?	×	×
7.	Is the dealing pursuant on a Compulsory Purchase Order? If YES,	YES	NO
	have the necessary statutory procedures been complied with?	x	x
8.	Is any party to the dealing subject to any legal incapacity or disability?	YES	NO
	If YES, please give details:		
		YES	NO
9.	Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? If NO, please give details:	×	X
		YES	NO
10.	Are there any facts and circumstances material to the right or title of the applicant which have not already been disclosed in this application or its accompanying documents? If YES , please give details:	×	×
Mark 3	K in the box to show if this property is Residential $ imes$ Commercial $ imes$ Land Only $ imes$ Oth	her	×
	u wish to receive an electronic \times or paper $ imes$ Certificate? certify that the information supplied in this application is correct to the best of my/our knowledge and beli	ef.	
I/ We	apply for registration in respect of Deed(s) No in the Inventory of Writs (Form 4).		
Signa	ture Date of Signing DD / MM / YYYY		

	utive Agency SS nation about Scatland's land & property		Cotland) Rules 2006 Rule 9(1)(b)) Version 12/09/2006
			02010106
ADDITIONAL I	NFORMATION		occitico
1. Subjects (se			
House			Postcode
No/Name Street Name & Town/City			
2. Subjects (se	Note 12)		
House No/Name			Postcode
Street Name & Town/City			
. Name and Ad	Idress of Applicant (see Note 13)		
Applicant		Forename(s)	
Surname		(Oremanie (a)	
louse No/Name			Postcode
Street Name & Town/City			
Applicant Surname		Forename(s)	
House No/Name			Postcode
Street Name & Fown/City			
And/or compan	y/firm		
louse			
louse lo/Name			Postcode
Street Name & Fown/City			
. Granter/Last	recorded title holder (see Note 14)		
Surname	constanta constanta da na na da na	Forename(s)	ananandananananananananananananananana kacanana kacana
Surname		Forename(s)	
And/or company	y/firm or council, etc		
10101010101010			

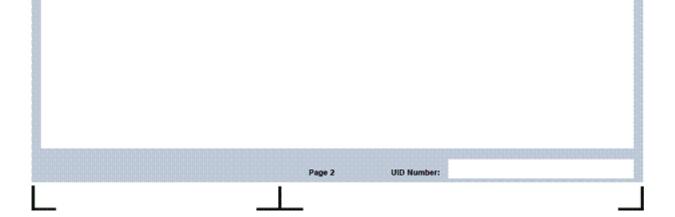








ADDITIONAL INFORMATION



Information	about Scotland's land & property	(Land Registration	(Scotland) Rules 2006 Rule 9(1)(c)) Version 12/09/2006
. From (see Note 1)			
PART A - The notes I . FAS No. (see Note	000000000000000000000000000000000000000	s and Directions for completion of applications for 4. Ap	
5. Agent's email Add	ress		
i. Name of Deed in re	espect of which registration is require	ed 7. County (see Note 4)	Mark X in box if more than one coun
. Title No(s) of regis	stered interest(s) affected by this a	application (see Note 5)	Mark X in box if more than three Title No
. Monetary Conside	ration (see Note 5) Non-moneta	tary Consideration (see Note 7)	Value (see Note 8)
ee (see Note 9)	Payment Method (see	e Note 10)	Date of Entry DD / MM / YYYY
0. Subjects (see Not Not No.	ie 11)		
louse Io/Name			Postcode
Street 4ame & fown/City			n en le la
1. Name and Addres	ss of Applicant (see Note 12)		Mark X in box if more than two applicants
Surname louse		Forename(s)	Destante
Applicant 1 Surname Iouse Io/Name Street Name &		Forename(s)	Postcode
Surname touse to/Name Street Name & fowm/City			Postcode
Surname loiName street lame & fown/City Applicant 2 surname touse		Forename(s) Forename(s)	
Surname loiName loiName street lame & fown/City surname toiName street lame &			Postcode
Surname lo/Name street tame & fown/City Applicant 2 surname to/Name street tame & fown/City And/or company/firm			
Surname IouName Street Jame & Jown/City Applicant 2 Surname House Ho/Name Street Joune & Fown/City			
Surname loiName loiName street tame & fown/City Applicant 2 surname toiName Street tame & fown/City And/or company/firm or council, etc touse to/Name Street tame &			Postcode
Surname fouse fo/Name Street lame & fown/City Applicant 2 surname fouse forware Street lame & fown/City And/or company/firm or council, etc fouse fo/Name Street lame & fown/City	n porded title holder (see Note 13)		Postcode

e appropriate box. s required for any section of this form a separate sheet (s)		
- The notes referred to are contained in the Notes and Directions for completion of applications for registration of a Trans	afer of Part	
Postcode	the test out on the test	itereterni erete
Forename(s)		
Postcode		
m or council, etc Mark X in box if r	more than ty	100
	YES NO) N/A
adversely to the interest of the applicant? If YES, please give details:		
If the subjects were acquired by the applicant under any statutory provision, does the statutory provision restrict the applicant's power of disposal of the subjects? If YES, please indicate the statute:	XX	×
Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as already disclosed in the Title Sheet and in the documents produced with this application?	XX	
II TLS, predse give verans.		
Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet? If YES, please give details:	XX	
	Forename(s) Forename(s) Postcode m or council, etc Mark X in box if Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant? If YES, please give details: If the subjects were acquired by the applicant under any statutory provision, does the statutory provision restrict the applicant's power of disposal of the subjects? If YES, please indicate the statute: Apart from overriding interests are there any burdens affecting the subjects or any part of them documents produced with this application? If YES, please give details: Apart from overriding interests are there any burdens affecting the subjects or any part of them documents produced with this application? If YES, please give details: Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet?	Forename(s) Postcode an or council, etc Mark X in box if more than but adversely to the interest of the applicant? If YES, please give details: X If the stubjects were acquired by the applicant under any statutory provision, does part of them stubjects? X If YES, please indicate the statute: X Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as already disclosed in the Title Sheet and in the documents produced with this application? X Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet? X Are there any overriding interests affecting the subjects or any part of them which YES, please give details: X Are there any overriding interests affecting the subjects or any part of them which YES, please give details: X

more spa ay be add		1010	3
ART B CON		YES	NO
. (e)	Are there any recurrent monetary payments (e.g. leasehold casualties) exigible from the subjects or any part of them? If YES, please give details:	×	×
		YES	NO
	Is any party to the dealing a company registered under the Companies Acts? If YES,	×	X
(a)	has a receiver or administrator or liquidator been appointed? If YES, please give details:	×	×
	If NO, has any resolution been passed or court order made for the winding up of the company or petition presented for its liquidation? If YES, please give details:	×	×
(b)	i) Is it a charity as defined in section 112 of the Companies Act 1989?	X	X
	ii) Is the transaction to which the deed gives effect is not one to which section 322A of the Companies Act 1985 applies?	×	x
	Where the answer to either (b) (i) or (ii) is YES , please give details:		
. Is a	ny party to the dealing a corporate body other than a company registered under the Companies	YES	NO
Act	?	×	X
(a)	If YES, is it acting intra vires ?	X	X

mor		the appropriate box. is required for any section of this form a separate sheet (s) d. 030	1010	4
PART	B CONTIN	UED		
I .	(b)	Has any arrangement been put in hand for the dissolution of any such corporate body? If YES, please give details:	YES	NO
			YES	NO
۱.		application for registration of a dealing within the meaning of the Matrimonial Homes (Family ction) (Scotland) (Act) 1981 or the Civil Partnership Act 2004?	×	x
	(a)	If YES, could the subjects be a matrimonial home within the meaning of the 1981 Act or a family home within the meaning of the 2004 Act?	×	×
	(b)	If YES, do the necessary consents, renunciations, affidavits or written declarations exist confirming that the subjects will not be affected by any subsisting occupancy right of -		
	(1)	any spouse of the current registered proprietor and of any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 6 of the 1981 Act?	×	×
	(ii)	any civil partner of the current registered proprietor and any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 106 of the 2004 Act?	×	×
			YES	NO
5.		the dealing grant, transfer, create, discharge or vary an interest in land?	X	X
	lf YES (a)	has a Land Register report been obtained which includes certification of a search in the Register of Inhibitions and Adjudications ('ROI') against		
		 the granter of the deed and any party whose right has vested in the granter by virtue of any unregistered mid-couple or link? 	x	X
	(i)	If YES, to what date was that search made? Date DD / MM / YYYY		
	(ii)	If NO, has a search been carried out against the aforesaid granter/other party in the ROI?	x	x
		If YES, to what date was that search made? Date DD / MM / YYYY		
	(b)	Does the Land Register Report or the search in the ROI disclose any subsisting entries in the ROI pertaining to the granter/other party aforesaid which are adverse to the interest in land?	×	×
		If YES, give details.		

YES Are the boundaries of the subjects defined on the ground by fencing or other type of enclosure? YES Is the dealing in implement of the exercise of a power of sale under a heritable security? YES If YES, have the statutory procedures necessary for the proper exercise of such power been complied with? YES Is the dealing pursuant on a Compulsory Purchase Order? X If YES, have the necessary statutory procedures been complied with? YES Is any party to the dealing subject to any legal incapacity or disability? YES If YES, please give details: YES		Executive Agency OF PA Information about Scotland's land & property (Land Registration (Scotland) Rules 2006 Rule 9(1) Version 12/09/2)(c))	J
RT B CONTINUED YES Are the boundaries of the subjects defined on the ground by fencing or other type of enclosure? X YES YES Is the dealing in implement of the exercise of a power of sale under a heritable security? X If YES, have the statutory procedures necessary for the proper exercise of such power been complied with? YES Is the dealing pursuant on a Compulsory Purchase Order? X If YES, have the necessary statutory procedures been complied with? YES Is any party to the dealing subject to any legal incapacity or disability? YES If YES, please give details: YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? YES	no	re space is required for any section of this form a separate sheet (s)		
Are the boundaries of the subjects defined on the ground by fencing or other type of enclosure? X Is the dealing in implement of the exercise of a power of sale under a heritable security? X If YES, have the statutory procedures necessary for the proper exercise of such power been complied with? X Is the dealing pursuant on a Compulsory Purchase Order? X If YES, have the necessary statutory procedures been complied with? X Is any party to the dealing subject to any legal incapacity or disability? X If YES, please give details: YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents YES	RT		1010	
VES Is the dealing in implement of the exercise of a power of sale under a heritable security? × If YES, have the statutory procedures necessary for the proper exercise of such power been complied with? × Is the dealing pursuant on a Compulsory Purchase Order? × If YES, have the necessary statutory procedures been complied with? × If YES, have the necessary statutory procedures been complied with? × If YES, have the necessary statutory procedures been complied with? × If YES, have the necessary statutory procedures been complied with? × If YES, please give details: YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? YES			a series a s	NO
 Is the dealing in implement of the exercise of a power of sale under a heritable security? If YES, have the statutory procedures necessary for the proper exercise of such power been complied with? Is the dealing pursuant on a Compulsory Purchase Order? If YES, have the necessary statutory procedures been complied with? If YES, have the necessary statutory procedures been complied with? Is any party to the dealing subject to any legal incapacity or disability? If YES, please give details: Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? 		Are the boundaries of the subjects defined on the ground by fencing or other type of enclosure?	X	X
If YES, have the statutory procedures necessary for the proper exercise of such power been complied with? YES Is the dealing pursuant on a Compulsory Purchase Order? X If YES, have the necessary statutory procedures been complied with? X Is any party to the dealing subject to any legal incapacity or disability? If YES, please give details: X If YES, please give details: YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents X YES X				NO
with? YES Is the dealing pursuant on a Compulsory Purchase Order? X If YES, have the necessary statutory procedures been complied with? X YES Is any party to the dealing subject to any legal incapacity or disability? YES If YES, please give details: YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? YES		• •		X
Is the dealing pursuant on a Compulsory Purchase Order? If YES, have the necessary statutory procedures been complied with? Is any party to the dealing subject to any legal incapacity or disability? If YES, please give details: Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents X			×	X
If YES, have the necessary statutory procedures been complied with? Is any party to the dealing subject to any legal incapacity or disability? If YES, please give details: X X YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents X			YES	NO
YES Is any party to the dealing subject to any legal incapacity or disability? If YES, please give details: YES Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents X		Is the dealing pursuant on a Compulsory Purchase Order?	х	X
 Is any party to the dealing subject to any legal incapacity or disability? If YES, please give details: YES 0. Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? 		If YES, have the necessary statutory procedures been complied with?	×	x
If YES, please give details: 9. Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents 1. relevant to the title?			YES	NO
0. Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title?			х	х
).	relevant to the title?	X	X
YES			YES	NO
 Are there any facts and circumstances material to the right or title of the applicant which have not already been disclosed in this application or its accompanying documents? If YES, please give details: 	1.	already been disclosed in this application or its accompanying documents?	X	×
	2	X in the box to show if this property is Residential $ imes$ Commercial $ imes$ Land Only $ imes$ Otl	her	x
rk X in the box to show if this property is Residential $ imes$ Commercial $ imes$ Land Only $ imes$ Other $ imes$	y	u wish to receive an electronic X or paper X Certificate?		
	Ve	certify that the information supplied in this application is correct to the best of my/our knowledge and beli	ef.	
o you wish to receive an electronic X or paper X Certificate?	We	apply for registration in respect of Deed(s) No in the Inventory of Writs (Form 4).		
o you wish to receive an electronic X or paper X Certificate? We certify that the information supplied in this application is correct to the best of my/our knowledge and belief.	gna			
o you wish to receive an electronic X or paper X Certificate? We certify that the information supplied in this application is correct to the best of my/our knowledge and belief. We apply for registration in respect of Deed(s) No in the Inventory of Writs (Form 4). gnature Date of Signing		DD / MM / YYYY		
o you wish to receive an electronic X or paper X Certificate? We certify that the information supplied in this application is correct to the best of my/our knowledge and belief. We apply for registration in respect of Deed(s) No in the Inventory of Writs (Form 4).				

Ex	EGISTERS OF SCOTLAND xecutive Agency formation about Scotland's land & property		(Land Registra	ADDITIONAL INFORMATION ation (Scotland) Rules 2006 Rule 9(1)(c)) Version 12/09/2006
				03010106
	AL INFORMATION			
. Subjects ((see Note 11)			
louse Io/Name				Postcode
itreet lame & iown/City				
. Subjects	(see Note 11)			
louse lo/Name				Postcode
itreet lame & 'own/City				
. Name and	d Address of Applicant (see Note 12)			
oplicant			Forename(s)	
louse Io/Name				Postcode
itreet lame & 'own/City				
applicant			Forename(s)	
iouse Io/Name				Postcode
Street Name & Yown/City				
And/or com or council, e				
iouse io/Name				Postcode
Street Name & Town/City		An Anna		
. Granter/L	Last recorded title holder (see Note 13)			
Surname			Forename(s)	
Surname			Forename(s)	
und/or com	npany/firm or council, etc			
		Page 1		Number:





REGISTERS OF SCOTLAND Executive Agency

Information about Scotland's land & property



Page 2

UID Number:

In	formation ab			frame tregione		Rule 9(2)) 12/09/2006
From (se	e Note 2)					
		arred to are contained in	in Notes and Directions for compl	letion of Inventory of Writs		
Agents	Reference					
Title No(s	s) (to be com	pleted for a dealing with	th registered interests in land, see	e Note 3)	Mark X in box if more	than 3 Title Numbers.
Subjects	(see Note 4)					
ouse o/Name	(area			Hendense Frankriker frankriker	Postcode	
treet ame &		nananananananananana	dianananananananananananananan		namamana 70.70.70.70.70.70.70.70.70.	
own/City						
County (see Note 5)					
ART B - T	The notes refe	erred to are contained in	in Notes and Directions for compl	letion of Inventory of Writs		
			in Notes and Directions for compl ntinue overleaf if required	letion of Inventory of Writs		
ventory -	Particulars o				Grantee	Date of Recording
ventory -	Particulars o	of Writs (Note 6), Cont	utinue overleaf if required		Grantee	Date of Recording
ventory -	Particulars o	of Writs (Note 6), Cont Writ not Submitted	utinue overleaf if required		Grantee	
ventory -	Particulars o Writ Submitted	of Writs (Note 6), Cont Writ not Submitted	utinue overleaf if required		Grantee	OD / MM / YYY
ventory -	Particulars of Writ Submitted X	of Writs (Note 6), Cont Writ not Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X	of Writs (Note 6), Cont Writ not Submitted X	utinue overleaf if required		Grantee	OD / MM / YYY DD / MM / YYY DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X	of Writs (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY DD / MM / YYY DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X X X	of Writs (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY DD / MM / YYY DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X X X X	of Writs (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X X X X X	of Writs (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X X X X X	of Writs (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X X X X X X	of Write (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY
ventory -	Particulars of Writ Submitted X X X X X X X X X X	of Write (Note 6), Cont Submitted	utinue overleaf if required		Grantee	DD / MM / YYY DD / MM / YYY
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Information about Scotland's land & property



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(LAND REGISTRATION (SCOTLAND) RULES 2006 Rule 15)



LAND REGISTER OF SCOTLAND LAND CERTIFICATE VERSION 12/09/2006

TITLE NUMBER	
SUBJECTS	

THIS LAND CERTIFICATE, ISSUED PURSUANT TO SECTION 5(2) OF THE LAND REGISTRATION (SCOTLAND) ACT 1979, IS A COPY OF THE TITLE SHEET RELATING TO THE ABOVE SUBJECTS.

STATEMENT OF INDEMNITY

Subject to any specific qualifications entered in the Title Sheet of which this Land Certificate is a copy, a person who suffers loss as a result of the events specified in section 12(1) of the above Act shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

ATTENTION IS DRAWN TO THE GENERAL INFORMATION OVERLEAF.

www.ros.gov.uk

GENERAL INFORMATION

1. OVERRIDING INTEREST

A registered interest in land is in terms of sections 3(1) of the Land Registration (Scotland) Act 1979 subject to overriding interests defined in section 28 of that Act (hereinafter referred to as "the 1979 Act") as amended by the Matrimonial Homes (Family Protection) (Scotland) Act 1981, the Telecommunications Act 1984, the Electricity Act 1989, the Coal Industry Act 1994, the Title Conditions (Scotland) Act 2003 and the Civil Partnership (Consequential Amendments) (Scotland) Order 2005 as:

in relation to any interest in land, the right or interest over it of

(a) the lessee under a lease which is not a long lease;

- (f) the holder of a floating charge whether or not the charge has attached to the interest;
- (g) a member of the public in respect of any public right of way or in respect of any right held inalienably by the Crown in trust for the public;
- (gg) the non-entitled spouse within the meaning of section 6 of the Matrimonial Homes (Family Protection)(Scotland) Act 1981;
- (gh) The non-entitled civil partner within the meaning of section 106 of the Civil Partnership Act 2004;



- (b) the lessee under a long lease who, prior to the commencement of the 1979 Act, has acquired a real right to the subjects of the lease by virtue of possession of them;
- (c) a crofter or cottar within the meaning of sections 3 or 28(4) respectively of the Crofters (Scotland) Act 1955, or a landholder or statutory small tenant within the meaning of section 2(2) or 32(1) respectively of the Small Landholders (Scotland) Act 1911;
- (d) the proprietor of the dominant tenement in any servitude which was not created by registration in accordance with section 75(1) of the Title Conditions (Scotland) Act 2003.
- (e) the Crown or any Government or other public department, or any public or local authority, under any enactment or rule of law, other than an enactment or rule of law authorising or requiring the recording of a deed in the Register of Sasines or registration in order to complete the right of interest;
- (ee) the operator having a right conferred in accordance with paragraph 2, 3 or 5 of schedule 2 to the Telecommunications Act 1984 (agreements for execution of works, obstruction of access, etc.);
- (ef) a licence holder within the meaning of Part 1 of the Electricity Act 1989 having such a wayleave as is mentioned in paragraph 6 of Schedule 4 to that Act (wayleaves for electric lines), whether granted under that paragraph or by agreement between the parties;
- (eg) a licence holder within the meaning of Part 1 of the Electricity Act 1989 who is authorised by virtue of paragraph 1 of Schedule 5 to that Act to abstract, divert and use water for a generating station wholly or mainly driven by water;
- (eh) insofar as it is an interest vesting by virtue of section 7(3) of the Coal Industry Act 1994, the Coal Authority;

- (h) any person, being a right which has been made real, otherwise than by the recording of a deed in the Register of Sasines or by registration; or
- any other person under any rule of law relating to common interest or joint or common property, not being a right or interest constituting a real right, burden or condition entered in the title sheet of the interest in land under section 6(1)(e) of the 1979 Act or having effect by virtue of a deed recorded in the Register of Sasines,

but does not include any subsisting burden or condition enforceable against the interest in land and entered in its title sheet under section 6 (1) of the 1979 Act.

2. THE USE OF ARROWS ON TITLE PLANS

- (a) Where a deed states the line of a boundary in relation to a physical object, e.g. the centre line, that line is indicated on the Title Plan, either by means of a black arrow or verbally.
- (b) An arrow across the object indicates that the boundary is stated to be the centre line.
- (c) An arrow pointing to the object indicates that the boundary is stated to be the face of the object to which the arrow points.
- (d) The physical object presently shown on the Plan may not be the one referred to in the deed. Indemnity is therefore excluded in respect of information as to the line of the boundary.

 Lineal measurements shown in figures on title plans are subject to the qualification "or thereby". Indemnity is excluded in respect of such measurements.

4. CAUTION

No unauthorised alteration to this Land Certificate should be made. (LAND REGISTRATION (SCOTLAND) RULES 2006 Rule 16)



LAND REGISTER OF SCOTLAND CHARGE CERTIFICATE

TITLE NUMBER

SUBJECTS

THE WITHIN-MENTIONED CHARGE HAS BEEN REGISTERED AGAINST THE SUBJECTS IN THE ABOVE TITLE

STATEMENT OF INDEMNITY

Subject to any specific qualifications entered in the Title Sheet to which the Charge Certificate relates a person who suffers loss as a result of the events specified in section 12(1) of the Land Registration (Scotland) Act 1979 shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

NOTICE

- The relative Title Sheet contains a specification of the reservations and burdens affecting the subjects in the above title. An Office Copy of the Title Sheet may be obtained on application to the Keeper.
- 2: No unauthorised alterations to this Charge Certificate should be made.

www.ros.gov.uk



CHARGE CERTIFICATE

TITLE NO:

SUBJECTS:

REGISTERED PROPRIETOR OF SUBJECTS:

REGISTERED CREDITOR:

THIS IS TO CERTIFY THAT the heritable security attached (or of which an office copy is attached) was

Registered on To the extent of

Note: At date of registration, no heritable securities ranking prior or *pari passu* with the above mentioned heritable security appeared on the Register affecting the subjects (except as stated in the Schedule annexed.)

Executive Agency COD Information about Scotland's land & property	(Land Registration (Scotland) Rules 2006 Rule 17) Version 12/09/2006
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PART B Additional Information

REGISTERS OF SCOTLAND Executive Agency

Information about Scotland's land & property

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SCHEDULE 2

Rule 10

REGISTRATION USING ARTL SYSTEM

PART A

INFORMATION

- **1.** Title number.
- 2. Type of dealing.
- **3.** User reference.
- 4. Lender reference (optional).

5. Names and addresses of granters of electronic document (insofar as these differ from the data held in the register.).

- 6. Names and addresses of grantees of electronic document.
- 7. Consideration.
- 8. Value of subjects.
- 9. Amount of Loan.
- 10. Destination (select option from list).
- 11. Date of Entry.
- 12. Warrandice (select option from list).
- 13. Form of certificate of title required: electronic or paper.
- 14. Identification of other ARTL users involved in transaction.
- 15. Identification of signatories of electronic document.
- 16. Document template.
- 17. Bank account.

PART B

ARTL QUESTIONS

1. Where the electronic document inducing registration is a disposition or assignation of lease-

- (a) Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant? YES/NO
- (b) If the subjects were acquired by the applicant under any statutory provision, does the statutory provision restrict the applicant's power of disposal of the subjects? YES/NO

2. Is any party to the electronic document inducing registration a company registered under the Companies Acts? YES/NO

(If YES)

- (a) Has a receiver, administrator or liquidator been appointed, or has any resolution been passed or court order made for the winding up of the company or petition presented for its liquidation? YES/NO
- (b) Is it a charity as defined in section 112 of the Companies Act 1989? YES/NO

(c) Is the transaction to which the electronic document gives effect one to which section 322A of the Companies Act 1985 applies? YES/NO

3. Is any party to the electronic document inducing registration a corporate body other than a company registered under the Companies Acts YES/NO

(If YES) is it acting intra vires? YES/NO

4. Where the electronic document inducing registration is a disposition or assignation of lease-

- (a) Could the subjects be a matrimonial home within the meaning of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 or a family home within the meaning of the Civil Partnership Act 2004? YES/NO
- (b) *(If YES)* Do the necessary consents, renunciations, affidavits or written declarations exist confirming that the subjects will not be affected by any subsisting occupancy right of–
 - (i) any spouse of the current registered proprietor, and of any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 6 of the 1981 Act? YES/NO
 - (ii) any civil partner of the current registered proprietor, and any other party (excluding the applicant) who has subsequently been entitled to the interest in land, in terms of section 106 of the 2004 Act? YES/NO

5. Where the electronic document inducing registration is a disposition, assignation of lease, standard security or discharge or assignation of standard security–

- (a) Has a Land Register Report been obtained which includes certification of a search in the Register of Inhibitions and Adjudications ("ROI") against-
 - 1. the grantor of the deed; and
 - 2. any party whose right has vested in the grantor by virtue of any unregistered midcouple or link? YES/NO
 - (i) *(If YES)* to what date was that search made?
 - (ii) (*If 5(a)(i) was answered NO)* has a search been carried out against the aforesaid grantor/other party in the ROI? YES/NO
- (if YES) to what date was that search made?
 - (b) Does the Land Register Report or the search in the ROI disclose any subsisting entries in the ROI pertaining to the grantor/other party aforesaid which are adverse to the interest in land? YES/NO

6. Where the electronic document is a disposition, assignation of lease or assignation of standard security - Is the electronic document inducing registration in implement of a power of sale under a heritable security? YES/NO

(If YES) Have the statutory procedures necessary for the proper exercise of such power been complied with? YES/NO

7. Where the electronic document is a disposition or assignation of lease - Is the electronic document inducing registration pursuant on a Compulsory Purchase Order? YES/NO

(If YES) Have the necessary statutory procedures been complied with? YES/NO

8. Is any party to the electronic document inducing registration subject to any legal incapacity or disability? YES/NO

9. Has each granter of the electronic document inducing registration authorised that it be authenticated on their behalf? YES/NO

10. Where any granter of the electronic document is, or appears to be a different person from the party appearing from the Register entitled to grant the document–

(a) Is [name entered in ARTL] the same person as [name as appearing in Title Sheet]? YES/NO

(*If NO*) (b) Does [name entered in ARTL] have right to the interest in land by virtue of the operation of a special destination? YES/NO

(if NO) (c) Is [name entered in ARTL] vested in the interest of [name appearing in Title Sheet] by *ex facie* valid midcouple(s)? YES/NO

(If NO) (d) Does [name entered in ARTL] have right to sell the subjects in terms of a power of sale under a heritable security? YES/NO

11. Are there any facts and circumstances material to the right or title of the applicant which have not already been disclosed in this application? YES/NO

SCHEDULE 3

DESCRIPTION OF REGISTERED INTERESTS IN LAND

In any conveyance of, or other dealing with, or reference to, an interest in land which has been registered in the Land Register of Scotland the interest should be described as: "the subjects registered under Title Number(s) [here insert the appropriate number(s)]".

NOTES

- (a) If part only of the registered interest in land is being conveyed or otherwise dealt with for the first time, such part should either be described adequately adding "being part of the subjects registered under Title Number(s) [here insert the appropriate number(s)]" or thus: "All and whole the subjects registered under Title Number(s) [here insert the appropriate number(s)] with the exception of [describe the part excepted].".
- (b) If several subjects are registered under the one Title Number and it is desired to specify one or more of them, these may be distinguished thus: "All and whole the subjects (First) registered under Title Number [*here insert the appropriate number*]" or "the subjects (Second) and (Third) registered under Title Number [*here insert the appropriate number*].".

SCHEDULE 4

Title	Number
The Land Registration (Scotland) Rules 1980	S.I. 1980/1413
The Land Registration (Scotland) Amendment Rules 1982	S.I. 1982/974
The Land Registration (Scotland) Amendment Rules 1995	S.I. 1995/248
The Land Registration (Scotland) Amendment Rules 1998	S.I. 1998/3100
The Land Registration (Scotland) Amendment Rules 2004	S.S.I. 2004/476

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules consolidate the Land Registration (Scotland) Rules 1980 ("the 1980 Rules") subject to amendment in order to enable the modernisation of practice and procedure particularly with regard to the use of electronic communications.

Part II of the Rules provides for the content of the title sheet and each section within that, namely the Property Section, Proprietorship Section, Charges Section and Burdens Section. Rule 5(j)(ii) is a new provision requiring the Keeper to enter a statement regarding occupancy rights that may exist by virtue of the Civil Partnership Act 2004.

Part III of the Rules provides for registration of interests in land and noting of overriding interests and the entry of additional information. Rule 10 and Schedule 2 are new provisions for registration using the electronic automated registration of title to land (ARTL) system being introduced by the Keeper.

Part IV of the Rules provides for the form of land certificates or charge certificates issued by the Keeper.

Part V of the Rules contains miscellaneous provisions including rule 24 revoking the 1980 Rules and amendments.

Rule 16 of the 1980 Rules provided for an application for a Land or Charge Certificate to correspond with the title sheet. Such applications are no longer considered necessary as the title sheet itself is the true measure of the rights and interests of a proprietor and authenticated copies of the title sheet can readily be obtained. Form 8 has therefore not been retained. The remaining forms have not been renumbered due to the familiarity of practitioners with the existing forms and their numbers. Similarly rules 17 (amendment or cancellation of Certificate of Title by Keeper), 18 (circumstances where Certificate of Title need not be produced to Keeper) and 19 (issue by Keeper of Substitute Certificate of Title) of the 1980 Rules have not been reproduced.

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