

LAND REGISTRY INFORMATION DOCUMENT

• REFERRED TO:

- **The land registry unit:** xxxxxx
- **The person:** xxxx(personal folio systems)
- **Issuing Authority:** Land Registry for Italy

• NATURE OF THE DOCUMENT

- *This is an official document containing land registry information*
- *This is not an official document, but an informative annex to the official document*

• LEGAL VALUE OF THE DOCUMENT

- The information contained in this document is certified by the issuing authority and it is taken as **evidence of the legal status** of the real estate in the Member State of origin.
- The information contained in this document is not certified. It is not taken as evidence of the legal status of the real estate **but merely informative value**.
- The information contained in this document is not certified. It is not taken as evidence of the legal status of the real estate. **It must be taken as complementary of the official information document**.
- The information contained in this document is not certified. It is not taken as evidence of the legal status of the real estate. **A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are correct.**

• ATTACHED DOCUMENTS

- **Supplementary information:** (none)
- **Extended information:** (none)
- **Date of issue:** 21-01-2016
- **Time of issue:** 1:50 PM



❖ LAND REGISTRY UNIT

IMOLA GENERIC GLOSSARY:

- **Placeholder:** land registry unit property right
- **Definition:** LR Units are all properties or entities with individual register and/or LR number or title number assigned in accordance with each Land Register system.
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** Bene Immoblie
- **Definition:** Sono beni immobili il suolo, le sorgenti e i corsi d'acqua, gli alberi, gli edifici e le altre costruzioni, anche se unite al suolo a scopo transitorio, e in genere tutto ciò che naturalmente o artificialmente è incorporato al suolo.
- **National Fact sheet:**

CADASTRAL PARCEL IDENTIFIER: xxxxx

IMOLA GENERIC GLOSSARY:

- **Placeholder:** cadastral parcel identifier
- **Definition:** Unique identifier of a parcel in the cadastre
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** identificativo catastale
- **Definition:** Cadastre attributes a unique and special code or number to each parcel (in the Land Cadastre) and to each real estate urban units (in the Buildings Cadastre). The Italian cadastre, was implemented through the subsequent establishment of two distinct registers: the first (horizontal) – called Land Cadastre – comprising a list of all rural un-built properties, and the second (vertical) – called Buildings Cadastre – listing buildings for civil, industrial and commercial use.
- **National fact sheet:**

❖ MATCH PLACE HOLDER

Cadastral Parcel Identifier: xxxxx

IMOLA GENERIC GLOSSARY:

- **Placeholder:** match place holder
- **Definition:** it shows the possible link between different specific identifiers affecting same piece of land, property or connecting factor.
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** none
- **Definition:** CPI is entered in the Land Registry through the UNIMOD software (that is the application form for the transcription/inscription/ annotation of the deed) and it is to be checked by the Registrar, that verifies the correspondence between the “Nota” and the related deed or act (so called “Titolo”). There is no automatic check in this process in order to verify the correctness of cadastral data: the concordance between the



described property data (in the deed) and the cadastral identification data is the notary's responsibility.

• **National fact sheet:**

LOCATION ADDRESS

https://joinup.ec.europa.eu/asset/core_location/asset_release/core-location-vocabulary-100#download-links

Country name: **Italy**
County/region/province: **Sassari**
Property location and local council: **Sassari**
Property geographic name: local name: **Sassari**
Property full address **xxxx**
Property Address area: local community: **Sassari**
Property Post code: **07100**
Property Post name: usually the city: **Sassari**

NATURE:

Flats/apartments/dwellings

A3 - ABITAZIONE DI TIPO ECONOMICO

IMOLA GENERIC GLOSSARY:

- **Placeholder:** type of property
- **Definition:** Type of property such as buildings, apartments, houses, plots, dwellings, factories, as they are commonly understood. They may have any legal status such as empty building plots, vacant apartments, and traditional country houses.
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** Tipo di immobile urbano
- **Definition:** A3 - ABITAZIONE DI TIPO ECONOMICO - In relation to the mass valuation of the cadastral revenue of real estate urban units registered in the Buildings Cadaster, the founding law provides for different approaches to be taken according to the functional use of the units (cadastral typologies). More specifically, for units registered under the ordinary use typologies (flats, shops, stores, and so on) the law provides for the application of a comparative method (by class and tariffs) while for real estate urban units registered under the special use typologies (for example, an industrial plant), in consideration of the peculiar and unique features of the aforementioned real estate assets, the law provides for the direct valuation thereof, on a unit-by-unit basis.
- **National fact sheet:**

SUPPLEMENTARY INFORMATION:

Sezione D - Ulteriori informazioni Altri aspetti che si ritiene utile indicare ai fini della pubblicità immobiliare LA VENDITA E STATA FATTA ED ACCETTATA A CORPO E NON A MISURA, NELLO STATO DI FATTO E DI DIRITTO IN CUI QUANTO IN OGGETTO ATTUALMENTE SI TROVA, CON GLI ACCESSORI DI LEGGE, SERVITU ATTIVE E PASSIVE IN QUANTO ESISTENTI E COMUNQUE DERIVANTI DAL PROGETTO APPROVATO CON LE CONCESSIONI EDILIZIE



DI CUI MEGLIO IN APPRESSO, PARTI E SPAZI IN COMUNIONE, COSI' COME MEGLIO RISULTANTI DALL'ELABORATO PLANIMETRICO DEPOSITATO IN SEDE DI ACCATASTAMENTO, DIRITTI ED OBBLIGHI DERIVANTI DAL CONDOMINIO E CON LA PRECISAZIONE CHE RESTANO ESCLUSI DALLO STESSO, PERCHE RIMASTI DI PROPRIETA DELLA "COOPERATIVA EDILE COGHINAS A R.L.", SALVO IL VENDUTO, TUTTI I POSTI AUTO, GARAGES, CANTINE, LOCALI SOTTOTETTO O SOFFITTE E LASTRICI SOLARI, ESISTENTI NEL COMPLESSO EDILIZIO IN OGGETTO, CON FACOLTA PER LA "COOPERATIVA EDILE COGHINAS A R.L." DI ALIENARLI O DISPORNE DIVERSAMENTE. LA SOCIETA VENDITRICE HA DICHIARATO E GARANTITO CHE LE PORZIONI IMMOBILIARI IN OGGETTO NON CONTRASTANO CON LE NORME IN MATERIA DI SICUREZZA STATICA, NONCHE IN MATERIA DI PREVENZIONE DEGLI INCENDI E DEGLI INFORTUNI E, QUALORA IL CONSEGUIMENTO DEL REQUISITO DI ABITABILITA E/O DI AGIBILITA DEFINITIVO SIA SUBORDINATO ALL'ESECUZIONE DI OPERE DI ADEGUAMENTO DELLE PORZIONI IMMOBILIARI OGGETTO DEL PRESENTE ATTO, SE NE ASSUME IL RELATIVO ONERE E LE CONSEGUENTI SPESE. LE PARTI HANNO DICHIARATO CHE IL CONSEGUIMENTO DEL REQUISITO DI ABITABILITA COSTITUISCE QUALITA ESSENZIALE DEL BENE ACQUISTATO AI SENSI DEGLI ARTICOLI 1453, 1455, 1492 E 1497 DEL CODICE CIVILE.

IMOLA GENERIC GLOSSARY:

- **Placeholder:** supplementary information
- **Definition:** It's the additional information that can be included in accordance with a LR system along with the basic data. Every national legislation determine whta kind of LR information can be published or provided apart from the very basic one (such as physical data, maps...)
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** Sezione D – Ulteriori informazioni
- **Definition:** Additional information that is considered useful to indicate for the purpose of real estate publicity
- **National fact sheet:**



❖ PROPRIETORSHIP

Individual Ownership

Matrimonial economic regime: SEPARAZIONE DI BENI

IMOLA GENERIC GLOSSARY:

- **Placeholder:** nature of right
- **Definition:** ownership
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW SYSTEM GLOSSARY:

- **Legal concept:** proprietà
- **Definition:** Proprietà means full ownership related to real estates, notwithstanding in case of condominium of apartments, owners are subjected by important legal limitations, obligations and duties which condition the right of disposal, given the specific legal features of this special community.
- **National fact sheet:**

Owner

https://joinup.ec.europa.eu/asset/core_vocabularies/description

Name: xx

family name: xx

gender xx

date of birth xxx

place of birth xxx

ID number: xxxx

SUSTANTIVE ENTITLEMENT: Purchase

Dati relativi alla convenzione. Specie ATTO TRA VIVI Descrizione. 112 COMPRAVENDITA

IMOLA GENERIC GLOSSARY:

- **Placeholder:**
- **Definition:** Legal ground of acquisition
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** titolo d'acquisto
- **Definition:** to refer to "contract" in the sense of "causa accipiendi" or legal cause of acquisition.
- **National fact sheet:**



FORMAL ENTITLEMENT: Deed of transfer

Notary/solicitor: xxx
Date: 1999-07-09
Place: SASSARI(SS)
Number of protocol: xxxx

IMOLA GENERIC GLOSSARY:

- **Placeholder:** formal entitlement
- **Definition:** registered document that proves this right
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** titolo
- **Definition:** the expression “titolo” is used to refer roughly to deed or other documents which are formal instrument to convey property rights.
- **National fact sheet:**



❖ MORTGAGES

MORTGAGE

IMOLA GENERIC GLOSSARY:

- **Placeholder:** mortgages
- **Definition:** property real right
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** Ipoteca
- **Definition:** It's the real right by virtue of which properties are subject to the fulfilment of the obligations related to security provisions directly or indirectly, no matter who the owner is. Basis of obligation guaranteed by a mortgage: loan
- **National fact sheet:**

Liability:

Amount of loan or credit: **xxx**

A global amount including all liabilities due to the loan or credit: **xxx**

Ordinary interest: **xxx**

Name of the mortgagee: **xxx**)

Name of the mortgagor: **xxx**

Date of deed whereby mortgage was constituted or awarded: **xxx**

Date of registration: **xxx**

Date of entry: **xxx**

