

## LAND REGISTRY INFORMATION DOCUMENT

**Note:** "All the information contained is fictitious and it is only included as example"

### • REFERRED TO:

- **The land registry unit:** BI1B/000004582/5
- **The person:** xxxxxxxx (personal folio systems) not in the Polish LR system
- **Issuing Authority:** Land Registry for Poland

### • 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:** 3:01 PM



## ❖ LAND REGISTRY UNIT

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### IMOLA GENERIC GLOSSARY:

- **Placeholder:** land registry unit
- **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](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** nieruchomości
- **Definition:** Land and things that according to national legislation are treated as land
- **National Fact sheet:**

## LAND REGISTRY IDENTIFIER: BI1B/000004582/5

### IMOLA GENERIC GLOSSARY:

- **Placeholder:** land registry identifier
- **Definition:** Individual register number or title number of each LR unit. Number and/or ID of LR Unit mean its existence according to the legislation under whose scope was created
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY RIGHTS SYSTEM GLOSSARY:

- **Legal concept:** numer księgi wieczystej
- **Definition:** according to Polish Act on Land Books and Mortgage, each real estate or property will have a different and unique identification number which will be kept invariable.
- **National fact sheet:**

## CADASTRAL PARCEL IDENTIFIER: 910/2

### 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](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** numer działki
- **Definition:** Cadastre attributes a unique and especial number to each parcel („identyfikator obiektów bazy danych ewidencyjnych”) based on annex no 1 do Resolution of Minister of Regional Development and Building of 29th March 2001 on register of land and buildings (Dz. U. Nr 38, pos. 454)
- **National fact sheet:**

## ❖ MATCH PLACE HOLDER

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**Land Registry Identifier: BI1B/000004582/5**

**Cadastral Parcel Identifier: 910/2**

**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](http://network.elra.eu/?page_id=2)

**NATIONAL PROPERTY LAW GLOSSARY:**

- **Legal concept:** none
- **Definition:** no system of the link between the land registry unit and the cadastral parcel, no automatic correspondence, CPI is entered into the LR manually by decision on registration proceeding (process of automatic is introducing in 2016)
- **National fact sheet:**

**LOCATION ADDRESS**

[https://joinup.ec.europa.eu/asset/core\\_location/asset\\_release/core-location-vocabulary-100#download-links](https://joinup.ec.europa.eu/asset/core_location/asset_release/core-location-vocabulary-100#download-links)

Country name: **Poland**

County/region/province: **Podlaskie**

Property location and local council: **Bialystok (powiat), Bialystok (gmina)**

Property geographic name: local name: **Bialystok**

Property geometry: coordinates: **no information**

Property full address **ul. Gorna 8, Bialystok**

Property Address area: local community: **Bialystok**

Property Post code: **15-950**

Property Post name: usually the city: **Bialystok**

**LAND USE: Agriculture Area**

**IMOLA GENERIC GLOSSARY:**

- **Placeholder:** land use
- **Definition:** Land use are understood as economic, social, or environmental purposes or objectives to what properties or plots, or land they are located, are intended or bound, even as arrangements, activities or developments undertaken in any given area of land, plot or property.
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

**NATIONAL PROPERTY LAW GLOSSARY:**

- **Legal concept:** agriculture
- **Definition:** the primary use of soil
- **National fact sheet:**

**NATURE:**

**Agriculture purposes**



Art. 92 ust 2 Act of 21st August 1997 on immovable administration (Dz.U.2015.1774 j.t.) „Za nieruchomości wykorzystywane na cele rolne i leśne uznaje się nieruchomości wykazane w katastrze nieruchomości jako użytki rolne albo grunty leśne oraz zadrzewione i zakrzewione, a także wchodzące w skład nieruchomości rolnych użytki kopalne, nieużytki i drogi, jeżeli nie ustalono dla nich warunków zabudowy i zagospodarowania terenu”.

**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](http://network.elra.eu/?page_id=2)

**NATIONAL PROPERTY LAW GLOSSARY:**

- **Legal concept:** typ księgi
- **Definition:** type of immovable property expressed by Land Book character
- **National fact sheet:**

**SIZE: 4300 Square meters**

**IMOLA GENERIC GLOSSARY:**

- **Placeholder:** size
- **Definition:** Physical dimension of Land Registry unit or Cadastral Parcel expressed according to metric system
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

**NATIONAL PROPERTY LAW GLOSSARY:**

- **Legal concept:** obszar całej nieruchomości
- **Definition:** land area defined according to measuring system
- **National fact sheet:**

**PUBLIC LIMITATIONS:**

**Public preemptive right in favour of Gmina Białystok**

**IMOLA GENERIC GLOSSARY:**

- **Placeholder:** public limitations
- **Definition:** Public rights or limitations that restrict land use
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

**NATIONAL PROPERTY LAW GLOSSARY:**

- **Legal concept:** prawo pierwokupu
- **Definition:** is the kind of pre-emption in which the vendor takes the obligation of notifying the beneficiary of the pre-emption before any sell is done so that the beneficiary has a preferent right to buy in the same conditions as any potential buyer
- **National fact sheet:**



## ❖ PROPRIETORSHIP

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### CLASS OF TITLE: Ownership

#### IMOLA GENERIC GLOSSARY:

- **Placeholder:** class of title
- **Definition:** ownership
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

#### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** wlasnosc
- **Definition:** Wlasnosc 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:**

### Plural Ownership: Joint-ownership

### Matrimonial economic regime: wspolnosc ustawowa majatkowa malzenska

#### IMOLA GENERIC GLOSSARY:

- **Placeholder:** plural proprietorship
- **Definition:**
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

#### NATIONAL PROPERTY LAW SYSTEM GLOSSARY:

- **Legal concept:** wspolnosc ustawowa maj#tkowa malzenska
- **Definition:** General or common regime is the so called “wspolnosc ustawowa majatkowa malzenska”, a community of joint assets comprised of acquisitions for valuable consideration, namely any gains or profits obtained indistinctly by either spouse.
- **National fact sheet:**

#### Spouse 1

[https://joinup.ec.europa.eu/asset/core\\_vocabularies/description](https://joinup.ec.europa.eu/asset/core_vocabularies/description)

Name: xxxxxx  
family name: xxxxxx  
citizenship: xxxxxx  
residency: xxxxxx

ID number: yyyyyyy  
tax payer number: zzzzzzz

#### Spouse 2

[https://joinup.ec.europa.eu/asset/core\\_vocabularies/description](https://joinup.ec.europa.eu/asset/core_vocabularies/description)



Name: xxxxxx  
family name: xxxxxx  
citizenship: xxxxxx  
residency: xxxxxx

ID number: yyyyyyy  
tax payer number: zzzzzzz

## **SUSTANTIVE ENTITLEMENT: Purchase**

### **Derivative adquisition for valuable considerations**

#### **IMOLA GENERIC GLOSSARY:**

- **Placeholder:**
- **Definition:** Legal ground of acquisition
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

#### **NATIONAL PROPERTY LAW GLOSSARY:**

- **Legal concept:** umowa sprzedazy
- **Definition:** to refer to “purchase contract” in the sense of legal cause of acquisition.
- **National fact sheet:**

## **FORMAL ENTITLEMENT: Deed of transfer**

**Notary/solicitor: Mr Jan Kowalski**

**Date: 2015-12-31**

**Place: Bialystok**

**Number of protocol: Rep A 1800/15**

#### **IMOLA GENERIC GLOSSARY:**

- **Placeholder:** formal entitlement
- **Definition:** registered document that proves this right
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

#### **NATIONAL PROPERTY LAW GLOSSARY:**

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



## ❖ PROPERTY RIGHTS

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### IMOLA GENERIC GLOSSARY:

- **Placeholder:** property rights
- **Definition:** Laws created by governments in regards to how individuals can control, benefit from and transfer property
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** ograniczone prawo rzeczowe
- **Definition:** Real rights, property rights or rights in rem are those which fulfill two essential characteristics: 1) authority or powers direct and immediate in relation to properties and 2) opposability erga omnes, namely to be opposable or effective against third parties.
- **National fact sheet:**

## EASEMENT OF RIGHT OF WAY

Landholding dominant: **land registry unit B11B/000004582/5**

Nieruchomosc wladnaca: **Land to which the benefit of an easement is attached**

Landholding servient: **land registry unit B11B/000002349/7**

Nieruchomosc obciazona: **Land burdened by an easement**

Person entitled: **the owner of landholding dominant**

Content of right: **Access from the public road across a way of maximum width of three meters through the landholding serving, all along the boundary 910/3 to be used by cars and persons.**

Deadline: **no information**

Date of deed: **2010-03-15**

Date of registration: **2010-03-20**

Ranking by: **1**

Date of entry: **2010-03-20**

### IMOLA GENERIC GLOSSARY:

- **Placeholder:** property rights
- **Definition:**
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** sluzebnosc gruntowa
- **Definition:** A right attached to one parcel of land to use another parcel of land to get a way
- **National fact sheet:**



## ❖ MORTGAGES

### MORTGAGE

#### IMOLA GENERIC GLOSSARY:

- **Placeholder:** mortgages
- **Definition:** property real right
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

#### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** hipoteka
- **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 or other legal relationship
- **National fact sheet:**

#### Liability:

Amount of loan or credit: **no information**

A global amount including all liabilities due to the loan or credit: **100 000,00 PLN (sto tysięcy złotych)**

Itemized amount itemizing liabilities arising from the loan or credit: **no itemized information, general description of liabilities resulting out of concrete legal relations**

Ordinary interest:

Late payment interest:

Law expenses:

Others liabilities:

Deadline of loan or credit: **2029-09-01**

Deadline of the mortgage: no information

Name of the mortgagee: **Polska Kasa Oszcz#dno#ciowa Bank Polski Spó#ka Akcyjna w Warszawie**

Name of the mortgagor: **no information**

Name of the debtor: no information

Date of deed whereby mortgage was constituted or awarded: **2014-08-31**

Date of registration: **2014-09-04**

Ranking: **2**

Date of entry: **2014-09-08**

#### IMOLA GENERIC GLOSSARY:

- **Placeholder:** ranking
- **Definition:** The order in which real rights are registered or classified in the Land registry and which establishes their priority in terms of preference of one over the other in case of collision of rights. The rank express a position of hierarchy of one right over the followings
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

#### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** wzmianka o wniosku
- **Definition:** Once a deed related to ownership or real rights related to certain property has been registered, it shall not be possible to entry any other related to the same property or rights if it is not compatible with the deed registered firstly. Polish Act on Land Books and Mortgage keeps on the principle “prior tempore potior iure” without exceptions.





|| • **National fact sheet:**

**ELRA**  
European Land Registry Association



## ❖ JUDICIAL RESTRICTIONS

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### IMOLA GENERIC GLOSSARY:

- **Placeholder:** judicial restrictions
- **Definition:** Entry caused by a judicial decision which may limit the holder's rights.
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** ostrzezenie o toczacym sie postepowaniu
- **Definition:** writ ordering a caveat or notice
- **National fact sheet:**

## ATTACHMENT

Proceeding number attached: **sygn. Akt I C 2050/15**  
Date of judicial resolution: **2015-08-01**  
Court: **Sad Rejonowy w Białymstoku I Wydział Cywilny**  
Plaintiff address: **no information (name and surname of plaintiff)**  
Deadline of notice: **no information (no deadline)**  
Date of registration: **2015-10-02**  
Ranking by: **3**  
Date of entry: **2015-10-05**

### IMOLA GENERIC GLOSSARY:

- **Placeholder:** judicial restrictions
- **Definition:**
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** ostrzezenie o toczacym sie postepowaniu
- **Definition:** Legal procedure in which a creditor asks the court to order a seizure of some of his creditor's assets
- **National fact sheet:**



## ❖ ADMINISTRATIVE RESTRICTIONS

### IMOLA GENERIC GLOSSARY:

- **Placeholder:** administrative restrictions
- **Definition:** Entry caused by an administrative decision which may limit the holder's rights. Decision which may cause any entry in the registry taken by administrative authority
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** administrative execution of public debt
- **Definition:** administrative resolutions in order to produce an attach or remark in the land registry books or files as regards an especific land registry unit.
- **National fact sheet:**

## TAXATION REMARK

Proceeding number attached: **GC.76533.ai/15**  
Global amount claimed: **no information**  
Date of administrative resolution: **2015-02-01**  
Deadline of remark: **no deadline**  
Date of registration: **2015-02-05**

### IMOLA GENERIC GLOSSARY:

- **Placeholder:** administrative restrictions
- **Definition:**
- **ELRA Fact sheet:** [http://network.elra.eu/?page\\_id=2](http://network.elra.eu/?page_id=2)

### NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** securing the public debt
- **Definition:** : It is an special entry in the land books which reflects the priority of the tax or national security contribution credits over any other debt. This privilege enables the state to use a certain property as collateral for the tax debt and to sell the property to apply the price obtained to the repayment of the tax debt with preference of any other creditor.
- **National fact sheet:**

