



Registry Information issued by

## Property Registrar of MADRID 24

pursuant to the request filed by

**Prueba Calidad**

holding personal ID number or corporate tax code: 23T

**Legitimate interest claimed:**

**Legal/economic investigation into credit, solvency or liability**

**Request identifier number: Z35CU6**

**Give this identifier number if you have any questions concerning this information.**

Your reference number: prueba



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REGISTRO DE LA PROPIEDAD DE MADRID Nº 24  
Tifono.: 91 555 48 24  
C/ Alcalá, 540, Edif. B, 4ª Planta

Fecha de Emisión: DIECISIETE DE JUNIO DEL AÑO DOS MIL ONCE  
FINCA DE MADRID Nº: 5132  
IDUFIR: 2810583212321  
DESCRIPCION DE LA FINCA  
URBANA: PISO PRIMERO LETRA C. de la casa número quince de la Plaza xxx xxx , de esta capital. Referencia Catastral: 3260215VK4736A0055ZB. Calificada como Vivienda de Protección Oficial. Se halla situado en la segunda planta del edificio contando la de semisótano en la parte interior de dicho edificio, entre los pisos B. y D. Tiene su entrada, por la primera escalera de la casa, común para los pisos letras A. B. y C.; está destinado a vivienda. Ocupa una superficie aproximada de ochenta y cinco metros cuadrados, distribuidos en hall, pasillo, cinco habitaciones, cuarto de baño, cocina y water y linda: por su frente u Oeste, con hueco de escalera y ascensor y con piso primero letra B.; derecha o Sur, con patio de la casa número quince duplicado de la Plaza xxx xxx ; izquierda o Norte, con segundo patio de la casa de que forma parte y con hueco del ascensor de la segunda escalera de la misma casa; y por la espalda o Este, con hueco de la segunda escalera y ascensor de éste y con piso primero letra D. Dispone de instalaciones de agua corriente, luz eléctrica, gas, calefacción central y servicios de ascensor. Tiene cinco huecos al segundo patio de la casa de que forma parte y otros cuatro de luces y vistas al patio de la casa número quince duplicado de la Plaza de xxx xxxx . Cuota. El valor de la parte privativa de este piso en relación con el valor total del inmueble, se fijó en DOS ENTEROS Y VEINTICINCO CENTESIMAS POR CIENTO e igual cuota se le asignó en los elementos comunes del edificio a los efectos de distribución de cargas y beneficios. La finca descrita s continuación de la señalada con el número 7.235 obrante al folio 24 del tomo 225 del archivo común.

TITULARIDADES  
NOMBRE TITULAR N.I.F. TOMO LIBRO FOLIO  
ALTA

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LOPEZ SANCHEZ, CARLOS 11.555.190-I 1976 412 125 2  
PARTICIPACION: 100,000000% del pleno dominio.  
TITULO: Adquirida por COMPRAVENTA en virtud de Escritura Pública, autorizada por el/la notario/a ALBERTO FERNANDEZ RAMOS en MADRID, el día 11/01/89  
Inscripción 2ª de fecha 26/04/1989.  
SUJETA A LAS LIMITACIONES LEGALES ESTATUTARIAS DEL REGIMEN DE PROPIEDAD

LAND REGISTRY Nº 24 . MADRID  
Phone number: 91 555 48 24  
C/ Alcalá, 540, Building B, 4th floor

INFORMATION EXTRACT  
Date of Issue: SEVENTEENTH JUNE TWO THOUSAND AND ELEVEN

PROPERTY IN MADRID Nº: 5132  
IDUFIR: 2810583212321

DESCRIPTION OF THE PROPERTY  
URBAN REAL ESTATE: NUMBER TWENTY SIX, GROUND FLOOR LETTER C, of the house number fifteen at the Square xxxx xxxxx in this Capital. CADASTRAL CODE: 3260215VK4736A0055ZB. Qualified as Social Housing (Vivienda de Protección Oficial). It is located on the second floor of the building including the semi-basement inside the above-mentioned building, in between floors B and D. The entrance stairs to the house is the same for floors A, B and C; residential use. Approximate surface: eighty five square metres, distributed in hall, corridor, five rooms, bathroom, kitchen and toilet. BOUNDARIES: in the front and west, the staircase hole and lift and on the ground floor letter B; on the right or south, the patio of the house number fifteen, duplicate of the one at Square xxxx xxxx ; on the left or north, the second patio of the house and the lift hole of the second staircase of the same house; at the back or east, the hole of the second staircase and the lift hole and with the ground floor letter D. it has a water supply system, electricity, gas supply, central heating and lift. It has five holes heading the second patio of the house and other four ones of lights and a view of the patio of the house number fifteen duplicate of the one at Square xxxx xxxx. SHARE: The value of the private floor area on this floor in relation to the value of the whole building was TWO TWENTY-FIVE HUNDREDTHS PER CENT and the same value was given to the shared areas of the building in relation to the charge distribution and benefits. The property description number 7.235, SHEET 24, volume 225 in the public archives follows:

OWNERSHIP

NAME OF THE OWNER	TIN
VOLUME BOOK SHEET ENTRY	

LOPEZ SANCHEZ, CARLOS	11.555.190-I
1976 412 125 2	

SHARE: 100.000000 % of full ownership.  
TITLE: Purchased under a PURCHASE AND SALE AGREEMENT formalised in public deed, authorized by Notary Mr ALBERTO FERNANDEZ RAMOS in MADRID, on 11/01/89 2nd entry with date 26/04/1989.

UNDER LEGAL REGIME OF CONDOMINIUM (Propiedad Horizontal).



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**HORIZONTAL.**

**CARGAS**

**SERVIDUMBRE.**-Por procedencia de la finca número 7.175 del antiguo Registro número dos, con la servidumbre de paso, servidumbre de luce y vistas y servidumbre de desagüe de aguas sucias, como consta en la inscripción 2ª de dicha finca de procedencia, folio 4 del tomo 331 del archivo común, Extendida el 10 de abril de 1.953 en virtud de escritura otorgada el 27 de julio de 1.952 ante el Notario de Madrid don Alberto Fernández Ramos según consta en la inscripción 3ª, de fecha uno de Enero del año mil novecientos ochenta y nueve. Folio 92, del Libro 90 del término municipal de Madrid, Tomo 1654 del Archivo.

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**AFECCIÓN FISCAL.**- por un plazo de cinco años para responder de la liquidación, o liquidaciones, que se puedan girar del Impuesto de Transmisiones Patrimoniales y Actos Jurídicos Documentados, una vez comprobado el pago voluntario por importe de 15725 Euros, realizado según se acredita en fecha 29 de agosto de 1989.

Una **HIPOTECA** a favor del BANCO DE COMERCIO, en garantía de la devolución de un préstamo de 64.909,31 euros de principal, cinco anualidades de intereses al tipo del 14 por ciento, 12.981,86 euros para costas y gastos, y plazo de 15 años. Tiene cláusula de vencimiento anticipado en caso de impago de algún plazo. Así resulta de una primera copia de la escritura otorgada el 11 de Enero de 1.989 ante el Notario de Madrid Don ALBERTO FERNANDEZ RAMOS , que dio origen a la inscripción 2ª, extendida con fecha 26 de Abril de 1.989.

**EN VIRTUD DE MANDAMIENTO LIBRADO POR EL JUZGADO DE PRIMERA INSTANCIA N° 75 DE MADRID**  
**DIMANANTE DE AUTOS 1542/1992 SE HA EXPEDIDO CERTIFICACION A QUE SE REFIERE LA REGLA 4ª DEL ARTICULO 131 DE LA LEY HIPOTECARIA. ASI CONSTA AL MARGEN DE LA INSCRIPCION 2ª EN NOTA DE FECHA 28 DE junio DE 1.991.**

Un **EMBARGO** a favor del BANCO DEL SUR para responder de 16.909,78 euros de principal y 6.010,12 euros estimados para costas, intereses y gastos; según autos seguidos con el número 176/1994 en el Juzgado PRIMERA INSTANCIA 3 DE MADRID. Anotado con la letra A de fecha tres de agosto de mil novecientos noventa y CUATRO . Expedida la

**CERTIFICACION** de cargas a que se refiere el art. 143 del Reglamento Hipotecario con fecha diez de noviembre de mil novecientos noventa y cuatro.

**CHARGES**

**Servitude.**- Source property number 7.175 of the old Registry number two, with right of way (servidumbre de paso) easement for light and view (servidumbre de luces y vistas) and drainage easement(servidumbre de desagüe de aguas sucias), as stated in the 2nd entry of the source property, sheet 4, volume 331 of the common archives, issued on April 10th 1953 according to public deed authorised on July 27th 1952 by the Notary of Madrid ALBERTO FERNANDEZ RAMOS , according to the 3rd entry, dated on January 1st 1989. Sheet 12, Book 80 of Municipality of Madrid, volume 1655 of the Archive.

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This property is charged during a five year period with a Tax attachment to respond of the payment of the liquidation/liquidations which may be issued regarding the Asset Transfer and Legal Documented Transactions /Stamp Tax (ITPAJD), after the voluntary tax payment of 15725 Euros has been checked, a copy of which is filed on august 29th 1989.

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A **MORTGAGE (HIPOTECA)** in favour of BANCO DE COMERCIO, as a guarantee for a loan amount of 64,909.31 euros as capital, 5 years of interest at an interest rate of 14 per cent (14%), 12,981.86 euros for costs and expenses, over a period of 15 years. It has an early termination clause in case of failure to pay any instalment. As stated in the first copy of the public deed authorised on January 11th 1989 by the Notary of Madrid Mr ALBERTO FERNANDEZ RAMOS , registered (entry n°2) on 26th April 1989.

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**FORECLOSURE NOTICE**

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**BY CHARGING ORDER OF THE COURT OF FIRST INSTANCE N° 75 OF MADRID, ISSUED IN PROCEEDINGS N° 1542/1991, THE CERTIFICATE FORESEEN ON RULE N° 4 OF ART. 131 OF THE MORTGAGE LAW (LEY HIPOTECARIA), HAS BEEN ISSUED AS IT IS STATED ON MARGINAL ANNOTATION BY THE SECOND ENTRY ON 28TH june 1991.**

An **EMBARGO** (under this burden the property is subject to liability and may be auctioned by court decision) in favour of the BANCO DEL SUR , S.A. to be responsible for up to 16,909.78 euros as capital and 6,010.12 euros estimated for costs, interests and expenses; according to proceedings n° 176/1994 in the court of FIRST INSTANCIA 3 OF MADRID. Registered with letter "A" on August the 3rd 1994..

**FORECLOSURE NOTICE**

Marginal Annotation of Certificate of charges according to art. 143 of the Mortgage Regulations



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La precedente anotacion de embargo letra A, fue PRORROGADA por la anotacion letra E extendida con fecha veintidos de julio de mil novecientos noventa y ocho.

Un EMBARGO a favor de CARLOS RODRIGUEZ MARQUEZ para responder de 2.851,05 EUROS de principal y 601,01 EUROS estimados para costas, intereses y gastos; según autos seguidos con el número 176/1993 en el JUZGADO DE PRIMERA INSTANCIA 62 DE MADRID. Anotado con la letra C de fecha veinticuatro de enero de mil novecientos noventa y cinco. Expedida la CERTIFICACION de cargas a que se refiere el art. 143 del Reglamento Hipotecario con fecha diez de febrero de mil novecientos noventa y NUEVE.

La precedente anotacion de embargo letra C, fue PRORROGADA por la anotacion letra F extendida con fecha diez de febrero de mil novecientos noventa y nueve .

**A EXCEPCION DE AFECCIONES FISCALES.**

Documentos relativos a la finca presentados y pendientes de despacho, vigente el asiento de presentación, al cierre del Libro Diario del día anterior a la fecha de expedición de la presente nota:  
NO hay documentos pendientes de despacho

**AVISO:** Los datos consignados en la presente nota se refieren al día de DIECISIETE DE JUNIO DEL AÑO DOS MIL ONCE, antes de la apertura del diario.  
**MUY IMPORTANTE,** queda prohibida la incorporación de los datos de esta nota a ficheros o bases informáticas para la consulta individualizada de personas físicas o jurídicas, incluso expresando la fuente de información (B.O.E. 27/02/1998).  
**NOTA SIMPLE INFORMATIVA DE LA FINCA DE NÚM: 5196 Pág: 3 de 3**

(Reglamento Hipotecario) issued on November 10th 1994.

The precedent Annotation of Embargo under letter "A" was EXTENDED by entry with letter "E " of July 22nd 1998.

An EMBARGO in favour of CARLOS RODRÍGUEZ MARQUEZ, which subjects this property to responsibility up to 2,851.05 euros as capital, and 601.01 euros estimated for costs, interests and expenses; according to proceeding nº 126/1994 in the COURT OF FIRST INSTANCE Nº 62 OF MADRID. Registered with letter "C" on January 14TH 1996.

**FORECLOSURE NOTICE**

Marginal Annotation of Certificate of charges according to art. 143 of the Mortgage Regulations (Reglamento Hipotecario) issued on February 10th 1999.



The precedent Annotation of Embargo with letter "C" was EXTENDED by entry letter "F" issued on December 14th 1999.

**WITH THE EXCEPTION OF OUTSTANDING TAX CHARGES.**

Documentation concerning the property, presented for registration and pending of entry at the closing time of yesterday's Day List.  
No pending documents.



**OBSERVATION:** the information herein was provided on the SEVENTEENTH OF JUNE TWO THOUSAND AND ELEVEN, before the opening of the Day List (libro diario).

**VERY IMPORTANT:** The information contained herein cannot be subject of disclosure in databases of information accessible to natural and legal persons, not even when the original source is revealed (B.O.E. 27/02/1998).



**NOTICES AND WARNINGS**

1.- This registry information is for your information only. It furnishes no guarantee, whereas only a registry certificate can prove the existence or non-existence of liens on registered property and rights for purposes of third-party enforcement (Mortgage Act, article 225).

2.- It is prohibited to incorporate the data appearing in this registry information in computerised databases or files that can be consulted on an individual basis by natural or legal persons, even if the source of the information is credited (Instruction of 17/02/98, Directorate-General of Registries and Notarial Affairs; 'B.O.E' 27/02/98).

3.- This registry information does not have the effects regulated in article 354-a of the Mortgage Regulation.



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4.- In cases of discrepancy, the Spanish version shall prevail over the translation.



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## **GUIDELINES FOR THE INTERPRETATION OF A SPANISH LAND REGISTRY EXTRACT.**

All the relevant items of the preceding Sample Land Registry Extract are broke down and explained in detail to facilitate the comprehension of the terms and usual contents of a typical Spanish Land Registry Extract.

### 1. Competent Land Registry Office

Each Land Registry office has exclusive jurisdiction over a certain territory. Indication of the city where the office is located and a number for each district form its denomination.

### 2. Kind of information

Land Registry information in Spain is offered in two different formats: “nota simple”, an extract of the content of the Land Books, and “certificacion” a formal document signed by the Land Registrar which is authentic and makes proof of the content of the Land Registry (i.e. in judicial proceedings).

### 3. Place, time and date of issue

Same as above.

### 4. LR number of the property.

Each registered property has a different number in its specific LR office, and a unique identifier (IDUFIR) which represents that property in the Registration System.

## PART A

### 5. Property.

It is the part or chapter containing all the information related to identification and description of the property.

### 6. Descriptive features of the property.

For describing a property or real estate several physical features are taken into account: its urban or rural nature, the location, the surface or area expressed in metric units, its boundaries, the storey or floor if it is part of a building, among other features.

### 7. Special Number in the condominium and its share in it.

The fact that a property has a special number and a share appointed (in a building horizontally divided), means that it is part of a Condominium (Propiedad Horizontal in Spanish). Condominium involves special rights and obligations, ruled by its particular Act of July 21<sup>st</sup> 1960.

## 8. Qualified as Social Housing

The indication VPO (Vivienda de Protección oficial) means that the property or apartment is ruled by VPO legislation, which involves certain restrictions and additional requisites to transfer this kind of real estate.

## 9. Cadastral Code

It is a combination consisting of 20 alphanumeric digits provided by the Cadastre Authority, which allows the coordination between Land Registry and Cadastre.

## PART B

### 10. Ownership.

This part identifies the owner and also other indications related to his/her/its title. In case a property is purchased by spouses the extract will contain a reference to their matrimonial economic regime.

### 11. Name of the owner

Indicates the name, surname(s) and also the Tax identification number, NIF or CIF in Spain, (similar to the VAT number).

### 12. Rank of ownership

“pleno dominio “ equals full ownership. If ownership weren't full, its rank will be specified.

### 13. Legal Document

The document originating the entry in favour of the current owner. It may be a Notarial Deed or a Judicial or Administrative document.

### 14. Land Registry Data and Date of its entry

Exactly the Land Registry Archive data and date from which the Land Registry entitles to owners or holders of rights in rem.

## PART C

### 15. Mortgages and other Charges.

This part consists of a relation of the mortgages, charges, encumbrances, easements or any rights in rem which may imply limitations to ownership.

## 16. Source Charges

It is a reference to charges that affect the estate or building where the apartment or building is integrated, or alternatively the estate where it comes from (division of a larger estate).

## 17. Notice about tax responsibility over this property

“Afección fiscal” in Spanish, is a notice or warning that the property is subject to responsibility for the payment of certain taxes (ITPAJD: Asset Transfer and Legal Documented Transactions /Stamp Tax). This annotation- and the sort of responsibility that involves, will be in force for five years. After this deadline is met, it may be cancelled.

## 18. Mortgage

It indicates that a mortgage falls on this property. Information will usually comprise the basis of the obligation and the amount of money guaranteed by mortgage, its deadline and other indications.

## 19. Holder of the mortgage in force

Identification of the person or company who holds the mortgage according to the Land Registry, and is entitled to enact the powers implied.

## 20. Foreclosure Notice

This important remark implies that the Land Registry has issued a Special Certificate that signals the beginning of the foreclosure procedure.

## 21. Annotation of Embargo.

This annotation or entry implies that the property or estate has been attached or embargoed. Attachment or embargo can be either judicial or administrative. This annotation is not indefinite: Judges or Authorities will set its duration, usually four years, which is the longest legal deadline. However this term may be extended, usually for up to four more years.

## 22. Pending Documents

This section lists the documents which have been presented to entry but have not been registered yet.

## 23. Information for consumers

Appropriate information regarding the effects of the Extract and applicable data protection policies.