|  |
| --- |
| Instrument for the Registration of a Caveat |
| Objective |
| Instrument for the Registration of a Caveat against Real Property by a party claiming a Real Property Right or Interest over Real Property and forbidding the Registration of all Rights and Interests until such Caveat is discharged by the Caveator or the Registrar in accordance with the Real Property Law.  |
| Section 1: Details Required |
| Folio of Register:1  | Folio No: |
| Property Address: | Building Name: |
| Floor Number: |
| Unit Number: |
| Name of Registered Owner/s2: |  |
| Name of Caveator: |  |
| Address of Caveator3: |  |
| Contact Details: | Tel: |
| Email: |
| Purpose of lodging the caveat: | [ ] Claim a Real Property Interest (Ownership)[ ] Claim a Real Property Right  |
| Please specify the grounds on which the Right or Interest is claimed4:  |   |
| Please select the lodgments to be prohibited: | [ ] Freeholder Transfer[ ] Lease registration [ ] Mortgage registration [ ] Others, please specify: |
| Section 2: Signatures |
| Signature of Caveator: |  |
| **Date:** |  |
|  |

|  |
| --- |
| Instrument for the Registration of a Caveat |
| Guidelines |
| **Section 1** |
| 1 | The Folio Number is a unique number assigned to each issued Title Deed. |
| 2 | The Registered Owner’s name/s must be written exactly as it appears on the Title Deed otherwise the application will be rejected. |
| 3 | The address provided must be a valid address where the Registrar may serve notices and it is up to the Party to keep their address updated with the Registrar at all times. |
| 4 | The Party applying for the lodging of a Caveat must provide documentary evidence of their entitlement to Register a Caveat and provide full details of the nature of Right or Interest claimed.  |
| **Section 2** |
| This Instrument is not considered lodged until it is fully signed. If the Parties have opted for electronic signature via the DIFC portal, the lodgement will not be completed until the form is fully signed by all the relevant Parties. The Registrar is entitled to request whatever documents it deems necessary to ascertain the identity of an authorised signatory. |

|  |
| --- |
| Warranty |
| The Parties to this Instrument warrant that the information provided in the Instrument (whether inputted manually or system generated through the DIFC portal) and all accompanying documents are true and accurate. Any Party providing any information which is false, misleading or deceptive to the Registrar or withholds or conceals information from the Registrar shall be fined and/or prosecuted to the full extent of the Law. |