

FORM 66B/PRECEDENT 15.J

APPLICATION TO EXTINGUISH AN UNREGISTERED LEASEHOLD ESTATE

Application to cancel the registration of a lease as a burden where the title to such leasehold estate has not been registered (rule 116A(1)(b))

LAND REGISTRY

Folio:

County:

Registered Owner;

I, the undersigned..... a partner/solicitor in the firm ofofhereby certify as follows:

1. I act for AB of..... ("the applicant") who is entitled by virtue of having acquired the fee simple under the provisions of the Ground Rents Act (Northern Ireland) 2001 to be registered as owner of the land situate at and known as [**state full postal address including postal code**] which is comprised in the lease registered as a burden in the above folio on ("The Lease"). The applicant's title to the fee simple arises under the Certificate of Redemption accompanying this application.

2. I have examined the title to and made or caused to be made all necessary searches and enquiries in respect of the unregistered estate as thoroughly as would be required for its purchase for full value. I confirm that the applicant is entitled to the lessee's interest under the lease. The particulars of the applicant's title thereto are set out in the concise statement of title accompanying this application. (***If the title is short, it may be set out in paragraphs in chronological order in this affidavit.***) All deeds, wills and other documents to my knowledge affecting the said title have been enclosed.

3. The applicant is entitled in the same right both to the above-mentioned fee simple ("the freehold estate") and to the leasehold estate mentioned in paragraph 2 ("the leasehold estate").

4. The applicant is entitled to both estates subject only to the following encumbrances:

(i) in respect of the leasehold estate [***specify any mortgages, charges and encumbrances in numbered sub-paragraphs***];

(ii) in respect of the freehold estate, such charges, covenants and encumbrances appearing in the folio as continue in force under the provisions of the Ground Rents Act (Northern Ireland) 2001 and the following [**specify same**].

5. It is the applicant's intention that the Lease be extinguished and the registration thereof as a burden affecting the land comprised in the above-mentioned folio be cancelled and that upon the extinguishment of the Lease the following charges and encumbrances referred to in paragraph 4(i) be registered as burdens affecting the freehold estate [**detail such encumbrances in the order of intended priorities**].

6. The applicant is in undisputed possession of the land the subject of the Lease; no other person is in occupation or has, or claims to have, any title to or interest in the said land, save as hereinbefore indicated, and all material facts have been disclosed.

7. I therefore apply that:

- (a) the registration of the said Lease as a burden affecting the said land be cancelled;
- (b) the applicant be registered as owner in fee simple of the land comprised in the said Lease; and
- (c) the charges and encumbrances (if any) referred to in paragraph 4 be entered on the register as burdens affecting the land.

Dated:

Signed: