

Procedure for State Registration of Rights to Buildings and Structures

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Annotation: The order of state registration of buildings and structures, information, the order of registration in accordance with the law in the manner prescribed by law after the completion of the building or structure on the land plots allocated in the prescribed manner, the state registration enter in the registers and create a database in the appropriate order.

Key words: Registration, registry, database, above-ground, underground, operational management rights.

The right of ownership, management and operational management of buildings and structures on the ground, above and below ground, the right to the emergence, transfer, restriction and termination of these rights should be recorded.

The object of registration is the right of a particular legal entity or individual to buildings and structures located on a separate plot of land, with a separate cadastral number, including ancillary facilities adjacent to them. rights to outbuildings are not registered separately from the main building or structure.

State registration of property rights to apartments in multi-apartment houses and non-residential premises is carried out separately for each owner.

The rights to housing owned by housing companies are registered in the name of the relevant company, with a list of members of that company attached.

If the buildings and structures owned by legal entities and individuals are included in the charter capital of newly created legal entities, the ownership of these buildings and structures shall be registered in the name of the newly created legal entities.

Original documents must be submitted for state registration of real property rights.

Documents confirming the right of ownership of buildings and structures are as follows:

decision of the mayor of the city (district) on approval of the act of the commission on commissioning of the completed building, structure, house;

notarized, notarized, purchased, gifted, exchanged, inherited, leased, contracts and, on this basis, the transfer and acceptance of enterprises, acts of privatization of state property, as well as decisions issued by the court.

The state registration of the right to buildings and structures is carried out in the presence of the relevant documents confirming this right.

When registering the right to buildings and structures by the state registration organization:

carries out on-site inspections to determine the application and attached legal documents, their legality, agreements, the condition of buildings, examines the cadastral folder, the number of participants in the right of common share, if available, examines their shares and compares with the state register the rights to real property and the agreements

concluded on it, whether there is an application from other persons, in the state registration of the same buildings and structures.

The rights to buildings and structures belonging to several legal entities and individuals in the form of common property are registered in the shares specified in the title deeds in the name of the owners.

If the participants of the joint property right have mutually agreed to use the individual parts of the common building and structure (rooms, apartments, etc.) in accordance with their shares, and this agreement is notarized, then such an agreement at the request of them. In cases where the title documents are provided by family members or heirs of the owners who have been declared missing or dead by the court, the title to the buildings and structures rights, are registered in the order of inheritance in accordance with the documents submitted to them on the right of ownership.

State registration of property rights and other property rights to buildings and structures, rights to immovable property and agreements concluded on it, the state register, the ownership of certain legal entities and individuals to these objects rights, restrictions, revocation of rights, rights to real property and transactions with it, and by creating a computer database, the status and use of state cadastral objects of buildings and structures submits a report on the Unified System of State Cadastres in the prescribed manner.

Corollary: Unless we change our attitude toward the earth, we cannot use it effectively. Because today the lands are blindly allowed to be neglected, salted and corroded. Therefore, since land is an important part of our national wealth and well-being, it is time to change our laws on its rational use. If today we, as mothers, neglected our sanctuary, we would have neglected ourselves, and if we neglected every inch of our blood, we would have forgotten ourselves. Today, the next generation will be proud of us if we understand the reforms, ask ourselves questions, torture ourselves and use the land resources properly.

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