

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE...

40 Boyd Street, Largs, KA30 8LE, being the subjects undergoing registration in the Land Register of Scotland under Title Number AYR138569

_____ (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by.....

Fawzia Ali, residing at Flat 2/2, 151 Jamieson Street, Glasgow, G42 7ER

_____ (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh EH2 4AN upon

_____ **Two Thousand and** _____

or at such other time or place as the exposure may be adjourned to or unless previously sold privately and that on the following conditions as may be appointed in any Minute to be annexed hereto:-

1. It is expressly declared and accepted by any person bidding at the said public roup that the said General Conditions of Sale which are specified in the Auctioneers Catalogue and any document referred to therein shall apply, to the sale of the Lot only in so far as not inconsistent with the terms of these Articles of Roup and the Minute of Preference and Enactment and any further minute to follow hereon and in the event of any such inconsistency, the terms of these Articles of Roup and Minute of Preference and Enactment and any further minute to follow hereon shall prevail and such parts of the General Conditions of Sale and any documents referred to therein which are so inconsistent shall not apply.

2. The date of entry shall be

_____ **Two Thousand and** _____

or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under obligation to execute and deliver to the Purchaser a valid Disposition or Assignment in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. The Seller's Solicitors are Austin Lafferty Solicitors, 213 Edinburgh House, East Kilbride, G74 1LJ

4. The Auctioneers are **Braveheart Auctions Ltd.**

Solicitors

Firm's Signature

**Sarah Roberts, Solicitor, 213 Edinburgh
House, G74 1LJ
Adhibited by**