

Transfer of part of registered title(s)



SEQ92

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: SGL236956
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>Land on the south east side of Southampton Way, London SE5 The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plans marked 'Plan 1' and 'Plan 2' and shown: edged red TLTif</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: 23 July 2015
5	<p>Transferor: The Mayor and Burgesses of the London Borough of Southwark</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee for entry in the register: Notting Hill Home Ownership Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p>Registration number 23066R</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

7 Transferee's intended address(es) for service for entry in the register:

Bruce Kenrick House 2 Killick Street London N1 9FL

8 The transferor transfers the property to the transferee

9 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures): ONE POUND (£1)

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

10 The transferor transfers with

full title guarantee

limited title guarantee

11 Declaration of trust. The transferee is more than one person and

they are to hold the property on trust for themselves as joint tenants

they are to hold the property on trust for themselves as tenants in common in equal shares

they are to hold the property on trust:

12 Additional provisions

Definitions

"Building" means the building or buildings on the Property from time to time

"Conduits" means and includes ventilations ducts cisterns tanks radiators water and fuel oil and gas and electricity supply pipes sewers drains channels gutters tubes meters soil pipes waste water pipes and also wires or cables used for the conveyance of electrical current and telephone or similar communications all manner of telecommunications and all similar conducting media and all valves meters traps and switches appertaining thereto

"Transferor's Adjoining Land" means all land within title number SGL236956 not including the Property

12.1 This transfer is made pursuant to the provisions of s123 Local Government Act 1972

12.2 This transfer is made subject to all matters which are overriding interests which override registered dispositions

under Schedule 3 to the Land Registration Act 2002

12.3 The Property will not, by virtue of this transfer, have any rights, easements or the benefit of any other matters over land retained by the Transferor other than those (if any) which are expressly granted by this Transfer and s62 of the Law of Property Act 1925 will not apply to this transfer

12.4 The Transferee covenants with the Transferor by way of indemnity only on its own behalf and on behalf of its successors in title, to observe and perform the charges, encumbrances, covenants and restrictions contained or referred to in the property and charges registers of title number SGL236956 in so far as they are subsisting and capable of taking effect and will keep the Transferor indemnified against all proceedings, costs, claims and expenses arising from any failure to do so.

12.5 References to the Transferor and Transferee in this Transfer also relate to their respective successors in title unless otherwise stated.

Rights granted for the benefit of the Property

12.7 The Transferor grants the following rights to the Transferee in common with itself and all others now or hereafter similarly entitled for the benefit of the Property as follows:

12.7.1 A right of way on foot and with vehicles at all times over the land shown shaded green on Plan 1 for the purpose of access to and egress from the Property.

12.7.2 A right at all times to park motor vehicles in the spaces shown edged green on the plan marked 'Plan 2' along with a right of way at all times with or without vehicles along all such parts of the Transferor's Adjoining Land as are necessary to exercise such right.

12.7.3 The free right of passage and running of water and soil gas electricity fuel oil telecommunications from and to the Property and the Buildings through all Conduits which are now or may during the period of eighty years from the date hereof be constructed in any adjoining or adjacent land and buildings of the Transferor and the right to connect into such services

TLULP

⁴
12.7.⁴ The right for the Transferee together with its servants agents workmen and all others authorised by it to enter upon any adjoining or adjacent land and buildings of the Transferor for the purpose of inspecting repairing renewing relaying cleansing and maintaining and connecting up to any such existing or future Conduits (making good to the satisfaction of the Transferee or occupier all damage thereby caused) and compensating any occupier for loss of trade and profit and damage to stock etc where applicable and provided the Transferor shall not be liable for any losses arising from interruption of services

TLULP

⁵
12.7.⁵ The right of support for the Property and any part thereof as the same is now or hereafter enjoyed from any adjoining or neighbouring land of the Transferor

TLULP

⁶
12.7.⁶ Such variation of any rights granted hereunder provided

that some suitable alternative right is made available by the Transferor

Rights reserved for the benefit of the Transferor's Adjoining Land

12.8 The Transferor reserves the following rights for itself and those claiming in trust for it or with title paramount and subtenants and owners and occupiers of adjacent land and buildings formerly in the ownership of the Transferor and all their respective employees agents or persons authorised by them and for the benefit of the Transferor's Adjoining Land:

12.8.1 The right of support and protection from the Property for such parts of any adjoining subjacent and superimposed property or any extension thereof as requires such support and protection and as the same is at present enjoyed from the Property or any part thereof

12.8.2 The right at any time to build or alter add to extend or redevelop the Transferor's Adjoining Land provided that such work shall not unreasonably interfere with the access of light or air to the Property or any part thereof

12.8.3 The free passage of water soil gas electricity fuel oil telecommunications and such other services as the Transferor shall require through Conduits for the time being belonging to or running through or under the Property or any Property over which the Transferee is hereby granted any access rights and the right to make connections with such Conduit and any of them (if such Conduit has such spare capacity) and to enter the Property or such access ways as aforesaid at all reasonable times with or without workmen vehicles machinery equipment or apparatus for the purposes of making connections with laying installing cleansing repairing and inspecting and renewing and relaying and emptying such Conduits the persons so entering making good any damage thereby occasioned to the Property it being agreed that the Transferee may at any time relocate such Conduits provided it shall provide suitable alterations and the right of entry referred to in this clause 12.8.3 may not be exercised to the extent that to do so would unreasonably impede or interfere with the Transferee's redevelopment of the Property

12.8.4 The right at all reasonable times as often as occasion shall require but (except in an emergency) after giving reasonable prior notice to enter into the Property or any part thereof together with the lessees and occupiers of any adjoining properties and agents contractors or workmen with or without vehicles machinery apparatus or equipment for the purpose of executing repairs maintenance or renewals for alterations to or upon the buildings upon the Transferor's Adjoining Land extending refurbishing or redeveloping adjoining premises or properties and for purposes of emptying cleansing renewing or repairing laying installing or relaying any of the Conduits servicing the said premises or any such adjoining property persons entering using all reasonable endeavours to minimise any damage and inconvenience caused and making good in a reasonable manner all damage thereby occasioned to the Property so that the Transferor shall not be liable to the Transferee for temporary interruptions to services or in respect of any loss damage or claim arising from noise dust vibrations noxious fumes odours loss of trade

annoyance caused to any person in connection with the exercise of the forgoing right the rights of which may not be exercised to the extent that to do so would unreasonably impede or interfere with the development of the Property

nor or change any rights hereby granted shall reasonably consider any alternative right is

referred subject to the registered lease transferred dated 13 July 2012 ("the Lease") and is extinguished in the extent that it affects the Property

shall release the Transferee from all the tenant obligations insofar as they relate to the Property in connection with the exercise of those rights referred to in this clause 12.8.4 to the extent that to do so would be inconsistent with the Transferee's obligations under the Lease.

12.8.5 The right to vary all the rights granted as the Transferor shall release the Transferor from all the obligations insofar as they relate to the Property for any subsisting breach of those other obligations.

made available

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

13 13.1 The Property is transferred from the Transferor to the Transferee under the Lease ("the Lease") which hereby merges with the Lease and shall revert to the extent that

13.2 The Transferor releases the Transferee from all landlord covenants of the Lease insofar as they relate to the Property and from all liability for any breaches of those covenants indemnities and

13.3 The Transferee releases the Transferor from all tenant covenants of the Lease insofar as they relate to the Property and from all liability for any breaches of those covenants indemnities and

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

14 Execution

The Common Seal of **THE MAYOR)**
AND BURGESSES OF THE LONDON)
BOROUGH OF SOUTHWARK was)
hereto affixed in the presence of:)



Authorized Signatory:
J.M. Paul
J.M. PAUL

The Common Seal of **NOTTING HILL)**
HOME OWNERSHIP LIMITED was)
hereto affixed in the presence of:)

Authorized Signatory:

Authorized Signatory:



WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



COLOUR



TITLE.

Land on the South West side of Edmund Street, SE5.

DRAWING No.

LBS_3377

DRAWN BY.

MMANKTELOW
Property Division

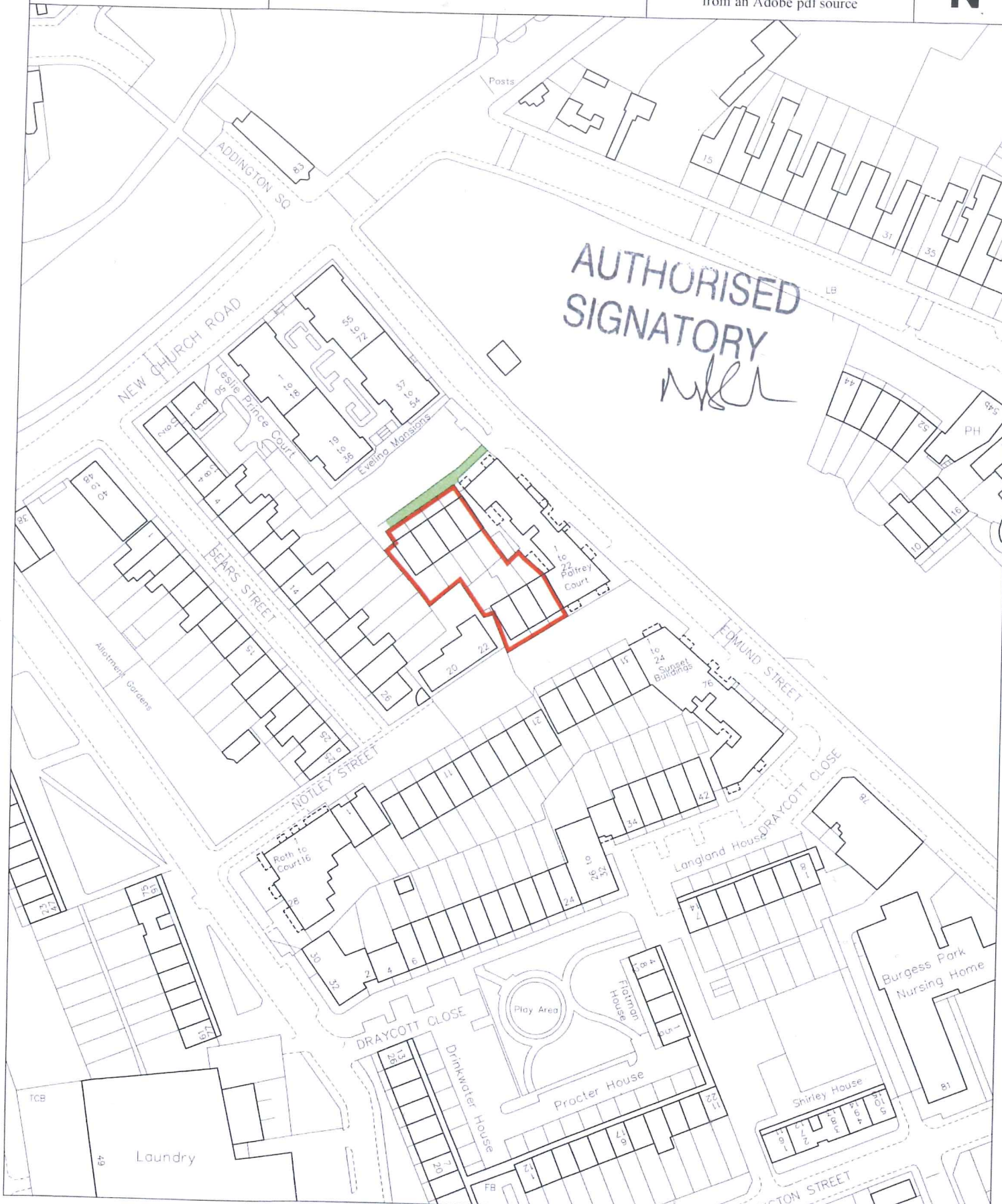
DATE.

17/12/2015

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings (London Borough of Southwark / Licence No. LA086541)

Original Scale - 1:1250

Subject to variation when reproduced from an Adobe pdf source



**AUTHORISED
SIGNATORY**

[Handwritten signature]