

Land Registry
Transfer of part of registered title(s)

TP1

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 out of which the property is transferred: NGL647469
	2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
	3 Property: 21 Church Row, London NW3 6UP The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
	4 Date:
	5 Transferor: John Vlasto and Catherine Jane Vlasto <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
	6 Transferee for entry in the register: Maurits Joost Felix Marie Dolmans and Erika Teresa Howard <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

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.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

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

21 Church Row, London NW3 6UP

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): £6,400,000 (Six Million, Four Hundred Thousand Pounds)

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:-

12.1 Where in this Transfer the context so admits:-

12.1.1 The expression "the Transferor" and the "Transferee" includes their respective successors in title to respectively the retained land and the land hereby transferred

12.1.2 Any reference in this Transfer to land or property shall be and include reference to any part of parts as well as to the whole

12.1.3 the words "Retained Land" means each and every part of the land in title number NGL647469 and known as 21 Perrin's Walk, London NW3

12.1.4 Clause headings appearing in this Transfer are for guidance purposes only and shall not affect or be taken into account in the construction or interpretation of this Transfer

12.1.5 the expression "Services" means all sewers drains channels pipes gutters wires and any other apparatus for the disposal distribution transmission or supply to or from the Property of water gas electricity telephone radio communications or television signal soil foul water rain water or surface water

12.1.6 the expression "Approval" means all necessary local authority and Listed Building Consents obtained by the Transferee

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2

Rights granted for the benefit of the property

The Property is transferred together with the rights in favour of the Transferee his successors in title and the owners of the Property for the time being

(1) A right to the free passage of water and soil gas electricity telephone radio or television signals through the Services now running through in under or over or attached to the Retained Land with full power (upon reasonable prior notice being given) to enter upon the Retained Land to make lay clean reconstruct divert alter maintain or connect into such services the person or persons exercising such rights doing as little damage as possible and forthwith making good all damage done

(2) For the Transferee and all others authorised by him (with or without vehicles plant and machinery all reasonable times and on reasonable prior written notice save in emergency and causing as little disturbance as possible and subject to making good any damage caused) such rights of access to and entry upon the Retained Land as are necessary (a) to enable the Transferee to exercise any other rights granted to the Transferee by this transfer and (b) to repair clean maintain or renew any services that serve the Property or

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

within the period of 80 years commencing on the date of this transfer to lay any further services that may be necessary and (c) to repair and maintain the Property

(3) The rights of support protection and shelter for the Property from the Retained Land

Rights reserved for the benefit of other land

The Exceptions are excepted and reserved out of the Property for the benefit of the Retained Land and the owner or owners thereof or of any part thereof for the time being

(1) A right to the free passage of water and soil gas electricity telephone radio or television signals through the Services now running through in under or over or attached to the Property with full power (upon reasonable prior notice being given) to enter upon the Property to make lay clean reconstruct divert alter maintain or connect into such services the person or persons exercising such rights doing as little damage as possible and forthwith making good all damage done

(2) For the Transferor and all others authorised by him (with or without vehicles plant and machinery all reasonable times and on reasonable prior written notice save in emergency and causing as little disturbance as possible and subject to making good any damage caused) such rights of access to and entry upon the Property as are necessary (a) to enable the Transferor to exercise any other rights granted to the Transferor by this transfer and (b) to repair clean maintain or renew any services that serve the Retained Land or within the period of 80 years commencing on the date of this transfer to lay any further services that may be necessary and (c) to repair and maintain the Retained Land

(3) The rights of support protection and shelter for the Retained Land from the Property

Include words of covenant.

Restrictive covenants by the transferee

12.2 The Transferee so as to bind the Property covenants with the Transferor for the benefit of the Retained Land:-

12.2.1 Not to do or omit to do any act or thing which shall cause or become a nuisance annoyance disturbance damage or detriment to the Transferor or the owner or occupier of the Retained Land

Restrictive covenants by the transferor

12.3 The Transferor so as to bind the Retained Land covenants with the Transferee for the benefit of the Property:-

12.3.1 Not to do or omit to do any act or thing which shall cause or become a nuisance annoyance disturbance damage or detriment to the Transferee or the owner or

occupier of the Property

Positive covenants by the transferee

12.4 Within three months of the date of Approval (as define herein) the Transferee will erect and complete a wall between the points shown marked A and B on the Plan in accordance with a specification, type and height to be approved in writing by the Transferor not to be unreasonably withheld or delayed prior to the Transferee commencing works to erect the wall and thereafter the wall will be deemed to be a party wall

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.

If there is more than one transferee and panel 11 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

13 Execution

Signed as a deed and delivered by)
John Vlasto)

in the presence of

Witness

Signature:

Name:

Address:

.....

.....

Occupation:

Signed as a deed and delivered by)
Catherine Jane Vlasto)

in the presence of

Witness

Signature:

Name:

Address:

.....

.....

Occupation:

Signed as a deed and delivered by)
Maurits Joost Felix Marie Dolmans)
in the presence of

Witness

Signature:

Name:

Address:

.....

.....

Occupation:

Signed as a deed and delivered by)
Erika Teresa Howard)
in the presence of

Witness

Signature:

Name:

Address:

.....

.....

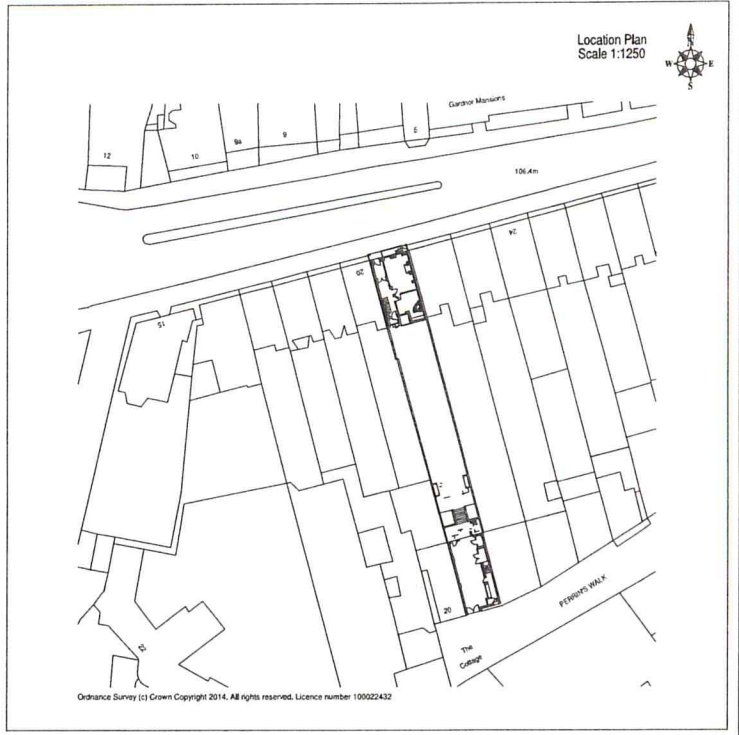
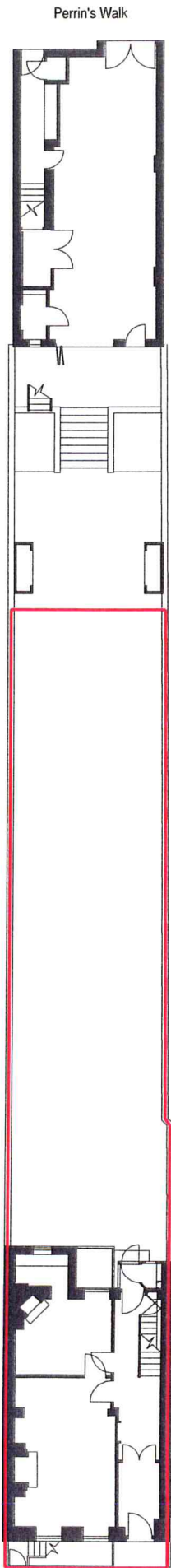
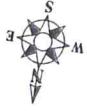
Occupation:

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.



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21 Church Row
Hampstead
London NW3 6UP

Detail Plan
Scale 1:250 (A4 page)
Date - 10.4.2014

Floor Plans produced by
Proplan
01491 842925