
Ronald BT

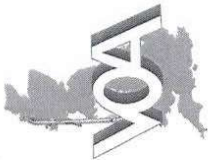
From: Ronald BT <r.hofbauer@btconnect.com>
Sent: 04 September 2018 15:15
To: 'David Lyndon'
Subject: 282 Finchley Road

Draft Affidavit

Concerning the property at 282 Finchley Road, London NW3 7AD.

1. The freehold of this property was acquired jointly by Auditglen Limited & Vert Estates Limited in July 1994.
2. I being a Director and 50% shareholder of Auditglen Limited can speak with full authority.
3. The property was acquired for the purpose of conducting property related business, including acquisitions, disposals and management on various properties owned by various corporates in which I personally was involved.
4. The property has since 1994 when it was purchased been used exclusively in accordance with those initially conceived plans.
5. 3 rooms on the first floor were used as 3 different offices for myself, a management surveyor and a shareholder/director of Vert Estates Limited.
6. The ground floor has been used as secretarial office, a nearly full time bookkeeper/accountant, filing cabinets and a front room for meetings and discussions.
7. For much of the past 24 years properties owned by almost 20 different entities were run and actively managed from this office, rent demands were issued and rents received, VAT payments were made and received, and all day to day property related activities were conducted from this office.
8. When we acquired the property we did so from a firm of Chartered Accountants who had occupied the building as their own offices, including provision of registered office facility for clients of theirs.
9. At no time since our purchase has the property or any part thereof been used as residential accommodation.

RONALD HOFBAUER
Director
Auditglen Limited



Mark C V Day MRICS
Valuation Officer

London - Westminster Group
4th Floor
Wingate House
93-107 Shaftesbury Avenue
London
W1D 5BU

Auditglen Ltd
282 Finchley Road
London
NW3 7AD

Your Reference :
Our Reference : 13335904
Please Ask For : **Kathryn Spikings**
Contact Numbers: Tel 0207 445 0500
Fax 0207 445 0699
Date : 09-JAN-2008

Dear Sir/Madam,

**THIS NOTICE IS IMPORTANT
NOTICE OF ALTERATION TO THE 2005 RATING LIST**

I have now made a new entry in the Rating List as follows :-

Billing Authority : CAMDEN
Reference Number : 00045028200009
Description : OFFICES AND PREMISES
Rateable Value : £15,750
Effective Date of Alteration : 08-JAN-2008
Actual Date of Alteration : 08-JAN-2008
Address : 282, FINCHLEY ROAD, LONDON, NW3 7AD

An entry in the Rating List indicates liability for the payment of rates. You may make a proposal to alter the Rating List if you disagree with the alteration I have made. If you wish to appeal you can obtain a proposal form from this office.

If you have an agent acting on your behalf in an outstanding appeal, or a retained agent, this notice has not been copied to them, and you may wish to send them a copy.

FOR YOUR INFORMATION

I enclose a summary of the valuation showing how the Rateable Value was calculated.

Enquiries about the payment of rates should be directed to the Billing Authority. For any other queries please contact this office, quoting "Our reference" shown above.

Yours faithfully,

Mark C V Day MRICS

Valuation Officer.

VO 7010 (2005)



Address in Rating List:

282
 FINCHLEY ROAD
 LONDON
 NW3 7AD

Scheme Reference:

58987

Property Description:

Offices And Premises

Line	Floor	Description	Area m ² /Units	£/m ²	Value £
1	Ground	Office	16.02	150.00	2403
2	Ground	Office	13.99	150.00	2099
3	Ground	Office	15.01	150.00	2252
4	Ground	Kitchen	9.60	150.00	1440
5	First	Office	19.87	157.50	3130
6	First	Office	9.56	157.50	1506
7	First	Office	12.15	157.50	1914
8	First	Office	6.89	157.50	1085
9	First	Internal Storage	1.13	75.00	85
10	First	Staff Toilets	N/A	0.00	0
Total Area:			104.22		15914
Subtotal:					15914
Total Value:					15914

ADOPTED RATEABLE VALUE:

£ 15750

THIS VALUATION IS EFFECTIVE FROM 8 JANUARY 2008

For official use only

List Year: 2005

BA Ref: 00045028200009

Billing Authority: Camden

VO Ref: 1333590425

Dated 10th Nov 2018

(1) AUDITGLEN LIMITED and VERT ESTATES LIMITED

(2) TRUMROS LIMITED

CONTRACT FOR THE SALE OF
282 Finchley Road, London, NW3 7AD

BPE Solicitors LLP

Head Office
St. James's House
St. James' Square
Cheltenham
Gloucestershire
GL50 3PR
Tel: 01242 224433
Fax: 01242 574285

London
89 Judd Street
London
WC1H 9NE
Tel: 0207 404 9057
Fax: 0207 430 2300

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THIS CONTRACT is dated

10th May

2018

Parties

- (1) **AUDITGLEN LIMITED** incorporated and registered in England and Wales with company number 01646630 whose registered office is at 73 Cornhill, London, EC3V 3QQ and **VERT ESTATES LIMITED** incorporated and registered in England and Wales with company number 02247509 whose registered office is c/o Stern Associates, 2 Helenslea Avenue, London, NW11 8ND (the Seller).
- (2) **TRUMROS LIMITED** incorporated and registered in England and Wales with company number 01650188 whose registered office is at 282 Finchley Road, Hampstead, London, NW3 7AD (the Buyer).

Agreed terms

1. INTERPRETATION

- 1.1. The definitions in this clause apply in this contract.

Base Rate: the base rate from time to time of Barclays Bank PLC.

Buyer's Conveyancer: Bude Nathan Iwanier Solicitors of 1-2 Temple Fortune Parade, Bridge Lane, London, NW11 0QN (ref: Bernard Dubiner).

Completion Date: 11th June 2018

Contract Rate: 4% per annum above the Base Rate.

Deposit: £140,000.00 (exclusive of VAT).

Part 1 Conditions: the conditions in Part 1 of the Standard Commercial Property Conditions (Second Edition) and **Condition** means any one of them.

Part 2 Conditions: the conditions in Part 2 of the Standard Commercial Property Conditions (Second Edition) and **Condition** means any one of them.

Property: the freehold property at 282 Finchley Road, London and registered at the Land Registry with absolute title under title number 188107.

Purchase Price: £1,400,000.00 (exclusive of VAT).

Seller's Conveyancer: BPE Solicitors LLP of St James House, St James Square, Cheltenham, GL50 3PR (ref: NIC/661466).

VAT: value added tax chargeable under the Value Added Tax Act 1994 [and any similar replacement and any additional replacement tax].

- 1.2. The rules of interpretation in this clause apply in this contract.
- 1.3. A **person** includes a corporate or unincorporated body.

- 1.4. Unless otherwise specified, a reference to a particular law is a reference to it as it is in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate legislation for the time being in force made under it.
- 1.5. A reference to laws in general is to all local, national and directly applicable supra-national laws in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under them and all orders, notices, codes of practice and guidance made under them.
- 1.6. **Writing or written** includes faxes but not e-mail.
- 1.7. Except where a contrary intention appears, a reference to a clause or Schedule is a reference to a clause of or Schedule to this contract.
- 1.8. Clause and Schedule headings do not affect the interpretation of this contract.

2. SALE AND PURCHASE

- 2.1. The Seller will sell and the Buyer will buy the Property [and the Chattels] for the Purchase Price on the terms of this contract.
- 2.2. The Buyer cannot require the Seller to:
 - 2.2.1. transfer the Property or any part of it to any person other than the Buyer; or
 - 2.2.2. transfer the Property in more than one parcel or by more than one transfer; or
 - 2.2.3. apportion the Purchase Price between different parts of the Property.

3. CONDITIONS

- 3.1. The Part 1 Conditions are incorporated in this contract so far as they:
 - 3.1.1. apply to a sale by private treaty;
 - 3.1.2. relate to freehold property;
 - 3.1.3. are not inconsistent with the other clauses in this contract; and
 - 3.1.4. have not been modified or excluded by any of the other clauses in this contract.
- 3.2. The Part 2 Conditions are not incorporated into this contract.

- 3.3. Condition 1.1.4(a) does not apply to this contract.
- 3.4. Condition 1.1.1(e) is amended so that reference to the contract rate in Condition 1.1.1(e) refers instead to the Contract Rate as defined in this contract.

4. RISK AND INSURANCE

- 4.1. With effect from exchange of this contract, the Seller will maintain the insurance until completion and Conditions 7.2 and 7.1.3 shall apply.
- 4.2. No damage to or destruction of the Property nor any deterioration in its condition, however caused, will entitle the Buyer either to any reduction of the Purchase Price or to refuse to complete or to delay completion.
- 4.3. Conditions 7.1.2, 7.1.3 and 7.1.4(b) do not apply to this contract.

5. DEPOSIT

- 5.1. On the date of this contract, the Buyer will pay the Deposit to the Seller's Conveyancer as stakeholder on terms that on completion the Deposit is paid to the Seller with accrued interest.
- 5.2. The Deposit must be paid by a method that gives immediately available funds.
- 5.3. Conditions 2.2.1 and 2.2.2 do not apply to this contract.
- 5.4. The provisions of clause 5.5, clause 5.6 clause 5.7 and clause 5.8 (inclusive) will only apply if:
- 5.4.1. the Deposit is less than 10% of the Purchase Price; or
- 5.4.2. no Deposit is payable on the date of this contract.
- 5.5. In this clause, the expression **Deposit Balance** means:
- 5.5.1. (where the Deposit is less than 10% of the Purchase Price) the sum calculated by deducting the Deposit from 10% of the Purchase Price;
- or
- 5.5.2. (where no Deposit is payable on the date of this contract) a sum equal to 10% of the Purchase Price.
- 5.6. If completion does not take place on the Completion Date due to the default of the Buyer, the Buyer will immediately pay to the Seller's Conveyancer the

- 3.3. Condition 1.1.4(a) does not apply to this contract.
- 3.4. Condition 1.1.1(e) is amended so that reference to the contract rate in Condition 1.1.1(e) refers instead to the Contract Rate as defined in this contract.

4. RISK AND INSURANCE

- 4.1. With effect from exchange of this contract, the Seller will maintain the insurance until completion and Conditions 7.2 and 7.1.3 shall apply.
- 4.2. No damage to or destruction of the Property nor any deterioration in its condition, however caused, will entitle the Buyer either to any reduction of the Purchase Price or to refuse to complete or to delay completion.
- 4.3. Conditions 7.1.2, 7.1.3 and 7.1.4(b) do not apply to this contract.

5. DEPOSIT

- 5.1. On the date of this contract, the Buyer will pay the Deposit to the Seller's Conveyancer as stakeholder on terms that on completion the Deposit is paid to the Seller with accrued interest.
- 5.2. The Deposit must be paid by a method that gives immediately available funds.
- 5.3. Conditions 2.2.1 and 2.2.2 do not apply to this contract.
- 5.4. The provisions of clause 5.5, clause 5.6 clause 5.7 and clause 5.8 (inclusive) will only apply if:
- 5.4.1. the Deposit is less than 10% of the Purchase Price; or
- 5.4.2. no Deposit is payable on the date of this contract.
- 5.5. In this clause, the expression **Deposit Balance** means:
- 5.5.1. (where the Deposit is less than 10% of the Purchase Price) the sum calculated by deducting the Deposit from 10% of the Purchase Price;
- or
- 5.5.2. (where no Deposit is payable on the date of this contract) a sum equal to 10% of the Purchase Price.
- 5.6. If completion does not take place on the Completion Date due to the default of the Buyer, the Buyer will immediately pay to the Seller's Conveyancer the

Deposit Balance (together with interest on it at the Contract Rate for the period from and including the Completion Date to and including the date of actual payment) by a method that gives immediately available funds.

5.7. After the Deposit Balance has been paid pursuant to clause 5.6, it will be treated as forming part of the Deposit for all purposes of this contract.

5.8. The provisions of clause 5.5, clause 5.6 and clause 5.7 (inclusive) are without prejudice to any other rights or remedies of the Seller in relation to any delay in completion.

6. DEDUCING TITLE

6.1. The Seller's title to the Property has been deduced to the Buyer's Conveyancer before the date of this contract.

6.2. The Buyer is deemed to have full knowledge of the title and is not entitled to raise any objection, enquiry or requisition in relation to it.

6.3. Conditions 6.1, 6.2, 6.3.1 and 6.4.2 do not apply to this contract.

7. VACANT POSSESSION

The Property will be sold with vacant possession on completion.

8. TITLE GUARANTEE

8.1. Subject to the other provisions of this clause, the Seller will transfer the Property with full title guarantee.

8.2. The implied covenants for title are modified so that:

8.2.1. the covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to costs arising from the Buyer's failure to:

8.2.1.1. make proper searches; or

8.2.1.2. raise requisitions on title or on the results of the Buyer's searches before the date of this contract (or by completion in the case of searches referred to in clause 9.1[.]; and]]

8.2.2. the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 will extend only to charges or incumbrances created by the Seller.

8.3. Condition 6.6.2 does not apply to this contract.

9. MATTERS AFFECTING THE PROPERTY

- 9.1. The Seller will sell the Property free from incumbrances other than:
- 9.1.1. any matters contained or referred to in the entries or records made in registers maintained by the Land Registry under title number 188107;
 - 9.1.2. any matters discoverable by inspection of the Property before the date of this contract;
 - 9.1.3. any matters which the Seller does not and could not reasonably know about;
 - 9.1.4. any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into this contract;
 - 9.1.5. public requirements; and
 - 9.1.6. any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002.
- 9.2. Conditions 3.1.1, 3.1.2, 3.1.3 and 3.3 do not apply to this contract.
- 9.3. The Buyer is deemed to have full knowledge of the matters referred to in clause 9.1 and will not raise any enquiry, objection, requisition or claim in respect of any of them.

10. TRANSFER

- 10.1. The transfer to the Buyer will contain:
- 10.1.1. a declaration as to the title guarantee with which the transfer is made as stated in this contract;
 - 10.1.2. a statement that the covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to costs arising from the Transferee's failure to make proper searches or to raise requisitions on title or on the results of the Transferee's searches;
 - 10.1.3. a statement that the covenants set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall extend only to charges or incumbrances created by the Transferor;
 - 10.1.4. a provision that all matters recorded at the date of the transfer in registers open to public inspection, are deemed to be within the actual knowledge of the Buyer for the purposes of section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994, notwithstanding section 6(3) of that Act; [and]

10.1.5. a covenant by the Buyer by way of indemnity only, on the Buyer's behalf and on behalf of the Buyer's successors in title, to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in [the property and charges registers of title number 188107 and will keep the Seller indemnified against all proceedings, costs, claims and expenses arising from any failure to do so.

10.2. The Buyer and the Seller will execute the transfer in duplicate.

11. VAT

11.1. Each amount stated to be payable by the Buyer to the Seller under or pursuant to this contract is exclusive of VAT (if any).

11.2. If any VAT is chargeable on any supply made by the Seller under or pursuant to this contract, the Buyer will on receipt of a valid VAT invoice, pay the Seller an amount equal to that VAT as additional consideration on completion.

12. COMPLETION

12.1. Completion will take place on the Completion Date.

12.2. Conditions 8.1.2 and 8.1.3 are varied by the deletion of 2.00 pm as the stipulated time and the substitution of 1.00 pm.

12.3. Condition 1.1.3(b) is amended to read: "in the case of the seller, even though a mortgage remains secured on the property, if the amount to be paid on completion enables the property to be transferred freed of all mortgages, (except those to which the sale is expressly subject) or if the seller produces reasonable evidence that this is the case."

12.4. Condition 8.4 is amended to add, "(d) any other sum which the parties agree under the terms of the contract should be paid or allowed on completion".

12.5. Condition 8.7 is amended to read: "The buyer is to pay the money due on completion by a method that gives immediately available funds and, if appropriate, by an unconditional release of a deposit held by a stakeholder".

13. BUYER'S ACKNOWLEDGEMENT OF CONDITION

The Buyer acknowledges that before the date of this contract, the Seller has given the Buyer and others, authorised by the Buyer, permission and the opportunity to inspect,

survey and carry out investigations as to the condition of the Property. The Buyer has formed the Buyer's own view as to the condition of the Property and the suitability of the Property for the Buyer's purposes.

14. ENTIRE AGREEMENT

14.1. This contract [and the documents annexed to it] constitute[s] the entire agreement and understanding of the parties and supersede[s] any previous agreement between them relating to the subject matter of this contract.

14.2. The Buyer acknowledges and agrees that in entering into this contract, the Buyer does not rely on and shall have no remedy in respect of any statement, representation, warranty, collateral agreement or other assurance (whether made negligently or innocently) of any person (whether party to this contract or not) other than as expressly set out in this contract [or the documents annexed to it] or in any written replies which the Seller's Conveyancer has given to any written enquiries raised by the Buyer's Conveyancer before the date of this contract. Nothing in this clause shall, however, operate to limit or exclude any liability for fraud.

14.3. Condition 9.1.1 is varied to read, "If any plan or statement in the contract, or in written replies which the seller's conveyancer has given to any written enquiry raised by the buyer's conveyancer before the date of the contract, is or was misleading or inaccurate due to any error or omission, the remedies available are as follows."

14.4. [This contract may be signed in any number of duplicate parts all of which taken together will on exchange constitute one contract.]

15. JOINT AND SEVERAL LIABILITY

Where the Buyer is more than one person, the Seller may release or compromise the liability of any of those persons under this contract or grant time or other indulgence without affecting the liability of any other of them.

16. NOTICES

16.1. Any notice given under this contract must be in writing and signed by or on behalf of the party giving it.

16.2. Any notice or document to be given or delivered under this contract may be given by delivering it personally or sending it by pre-paid first class post, or recorded delivery, or fax to the address and for the attention of the relevant party as follows:

- 16.2.1. to the Seller at the Seller's Conveyancer, quoting the reference NIC/661466;
- 16.2.2. to the Buyer at the Buyer's Conveyancer, quoting the reference BD/HOF017-48.
- 16.3. Giving or delivering a notice or a document to a party's conveyancer has the same effect as giving or delivering it to that party.
- 16.4. Any such notice or document will be deemed to have been received:
- 16.4.1. if delivered personally, at the time of delivery provided that if delivery occurs before 9.00 am on a working day, the notice will be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a working day, or on a day which is not a working day, the notice will be deemed to have been received at 9.00 am on the next working day.
- 16.4.2. in the case of pre-paid first class or recorded delivery post, at 9.00 am on the working day after posting; and
- 16.4.3. in the case of fax, at the time of transmission.
- 16.5. In proving delivery, it will be sufficient to prove that delivery was made or that the envelope containing the notice or document was properly addressed and posted as a prepaid first class, or recorded delivery letter or registered letter or that the fax message was properly addressed and transmitted, as the case may be.
- 16.6. A notice or document delivered under this contract shall not be validly given or delivered if sent by e-mail.
- 16.7. Condition 1.3 does not apply to this contract.

17. RIGHTS OF THIRD PARTIES

A person who is not a party to this contract will not have any rights under or in connection with it by virtue of the Contracts (Rights of Third Parties) Act 1999 .

18. GOVERNING LAW AND JURISDICTION

18.1. This contract and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

18.2. The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this contract or its subject matter or formation (including non-contractual disputes or claims).

18.3. Each party irrevocably consents to any process in any proceedings under *clause 18.2* being served on it in accordance with the provisions of this contract relating to service of notices. Nothing contained in this contract will affect the right to serve process in any other manner permitted by law.

This contract has been entered into on the date stated at the beginning of this contract.

Signed for and on behalf of the
Seller

RPE Solicitors LLP

Signed for and on behalf of the
Buyer

Transfer of whole of registered title(s)

Any parts of the form that are not typed should be completed in black ink and in block capitals.

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.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM 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.

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.

1	Title number(s) of the property: 188107
2	Property: 282 Finchley Road London NW3 7AD
3	Date:
4	Transferor: Auditglen Limited and Vert Estates Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 01646630 and 02247509 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Transferee for entry in the register: Trumros Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 01650188 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 282 Finchley Road Hampstead London NW3 7AD
7	The transferor transfers the property to the transferee

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 11.

8 Consideration

[x] The transferor has received from the transferee for the property the following sum (in words and figures):

One Million Four Hundred £1,400,000.00
Thousand Pounds

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

Insert other receipt as appropriate:

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 *Joint property ownership and practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

9 The transferor transfers with

[x] full title guarantee

limited title guarantee

10 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:

11 Additional provisions

1. The land transferred will, as a result of this Transfer, be held by Trumros Limited, a non-exempt Charity, and the restrictions on disposition imposed by Section 117-121 of the Charities Act 2011 will apply to the land (subject to Section 117(3) of that Act).

2. The covenant set out in Section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to costs arising from the Transferee's failure to make proper searches or to raise requisitions on title or on the results of the Transferee's searches

3. The covenants set out in Section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall

extend only to charges or incumbrances created by the Transferor.

4. All matters recorded at the date of this Transfer in registers open to public inspection are deemed to be within the actual knowledge of the Transferee for the purpose of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 notwithstanding Section 6(3) of that Act.

5. The Transferee covenants by way of indemnity only on the Transferee's behalf and on behalf of the Transferee's successors in title to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in the property and charges registers of title number 188107 and will keep the Transferor indemnified against all proceedings, costs claims and expenses arising from any failure to do so

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 10 has been completed, each transferee must 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 *Joint property ownership and practice guide 24: private trusts of land* for further guidance.

Remember to date this deed in panel 3.

12 Execution

Executed as a deed by
Auditgen Limited
acting by a director in the presence
of:

Signature



Director

Signature of witness B-e. Peters

Name (in BLOCK CAPITALS) BARBARA HILLYN PETERS

Address 6 HAWKINS WAY, BOVINGDON HP3 0U5.

Executed as a deed by
Vert Estates Limited
acting by a director in the presence
of:

Signature



Director

Signature of witness B-e. Peters

Name (in BLOCK CAPITALS) BARBARA HILLYN PETERS

Address 6 HAWKINS WAY, BOVINGDON HP3 0U5.

Executed as a deed by
Trumros Limited
acting by a director in the presence
of:

Signature



Director

Signature of witness K Reynolds

Name (in BLOCK CAPITALS) MISS K. REYNOLDS

Address 2 BILLERS CHASE, CULMESCOE CMI

AUDITGLEN LIMITED

282 Finchley Road
Hampstead
London NW3 7AD
Tel No: 020 7431 3282
Fax No: 020 7431 5560

Registered Office: 73 Cornhill, London EC3V 3QQ Company No. 1646630 England

**AUDITGLEN LIMITED & VERT ESTATES
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Ronald Hofbauer Properties
PROPERTY INVESTMENT GROUP

Ronald S. Hofbauer MRICS

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Registered Office: 282 Finchley Road, London NW3 7AD Reg. No. 1650188 England
Registered Charity No. 285533

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