

Land Registry

Transfer of part of registered title(s)

TP1

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:
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Plot</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red.</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor:</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: (b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee for entry in the register:</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: (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	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>c/o Trafalgar Properties (LLC) of Office 2304, Tower 1, Emaar Boulevard, Downtown Dubai, P.O. Box 30528, Dubai, UAE</p>
8	The transferor transfers the property to the transferee
9	<p>Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum: £ (Pounds)</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
10	<p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
11	<p>Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
12	<p>Additional provisions</p> <p>Rights granted for the benefit of the Property and Retained Land</p> <p>12.1 The Property and each and every part thereof is transferred together with a right of way at all times with or without vehicles over the land coloured grey ("the Access Way") on the said plan in common with all others entitled thereto subject to payment of a fair proportion (according to the user) of the reasonable and proper cost of maintaining repairing and (where necessary) renewing and resurfacing the said land including (for the avoidance of doubt) the reasonable and proper cost of constructing a roadway on the said land PROVIDED ALWAYS that in the event of any dispute between the parties as to the amount of such cost or the fair proportion payable the matter shall be referred to an independent surveyor of not less than ten years standing agreed upon by the parties or in default of such agreement appointed on the application of either party to the President (or next senior officer available) for the time being of the Royal Institution of Chartered Surveyors such surveyor to act as an arbitrator in accordance with the Arbitration Act 1996.</p>

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

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| 12.2 | The Property and each and every part thereof is also transferred together with the following rights over the remainder of the land now or formerly comprised in the Title Number at box 1 ("Retained Land") of this transfer and each and every part thereof: |
| 12.2.1 | the right to connect up to and to use all drains pipes wires and cables now and within the period of 80 years from the date of this transfer passing through under or over any part of the Retained Land, for the passage and running from and to the Property of water soil gas electricity and telephone services for domestic consumption only. |
| 12.2.2 | the right to enter such parts of the Retained Land which are not built upon at all reasonable times (save in the case of emergency at any time) for the purpose of maintaining repairing and where necessary renewing the said drains pipes wires and cables the person so entering causing as little damage or disturbance as possible to the Retained Land and making good all damage done to the satisfaction of the Transferor. |
| 12.3 | There is reserved to the Transferor and the owners and occupiers for the time being of the remainder of the land now or formerly comprised in the Retained Land and each and every part thereof: |
| 12.3.1 | the right to connect up to and use for the passage and running from and to the Retained Land of water soil gas electricity and telephone services for domestic consumption only all drains pipes wires and cables now or within a period of 80 years from the date of this transfer passing through under or over any part of the Property |
| 12.3.2 | the right to enter such parts of the Property which are not built upon at all reasonable times (save in the case of emergency at any time) for the purpose of maintaining repairing and where necessary renewing the said drains pipes wires and cables the person so entering causing as little damage or disturbance as possible to the Property and making good all damage done |
| 12.3.3 | the right to erect any buildings or erections or to develop the Retained Land for any development notwithstanding any interference with the access of light of air to the Property or any part thereof |

12.3.4 Definitions

“the Plan” means the plan annexed to this Transfer

“the Access Way” is coloured grey on the said plan

“the Retained Land” means the land retained by the Transferor being that part of the land comprised in Title Number as is not comprised in the Property

“the Estate” is the land comprised in title

DRAFT

Include words of covenant.

Restrictive covenants by the transferee

- 12.4 The Property is sold with full title guarantee, save that:
- 12.4.1 the words "at his own cost" in Section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 are replaced with the words "at the Buyer's cost"
- 12.4.2 the covenant implied by Section 3(1) of the Law of Property (Miscellaneous Provisions) Act 1994 does not extend to any charge, incumbrance or other right which the Seller does not know about
- 12.4.3 for the purpose of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994, all matters now recorded in registers open to public inspection are to be considered within actual knowledge of the Buyer.
- 13.5 The Transferee with intent and so as to burden the Property and each and every part thereof into whosoever hands the same may come and so as to benefit the Retained Land and each and every part thereof hereby covenants with the Transferor:
- 13.5.1 not to use the Property or any part thereof for any commercial or business purpose or in any manner so as to cause any nuisance or annoyance to the owners or occupiers of any adjoining or neighbouring land and
- 13.5.2 not to oppose any planning application for residential development or other change of use both in relation to the Retained Land and the Property.
- 13.6 The Transferee hereby covenants with the Transferor to perform the covenants referred to in the Charges Register of the Title and to fully and effectually indemnify the Transferor against all actions and claims arising out of any breach thereof.

Insert here any required or permitted

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.

Execution

SIGNED as a **DEED** on behalf of a company incorporated in the being a person who, in accordance with the laws of that territory, is acting under the authority as Director of the company.

Authorised Signatory

Signature of Witness:

Name (BLOCK CAPITALS):

Address:

.....

Occupation

SIGNED as a **DEED** by the said
TRANSFeree

In the presence of:-

Signature of Witness:

Name (BLOCK CAPITALS):

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.