

Land Registry Transfer of whole of registered title(s)

TR1

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'.

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.

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: K162375
2	Property: FORMER PUBLIC CONVENIENCES, HIGH STREET, GREEN STREET GREEN
3	Date: 25 th June 2014
4	Transferor: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BROMLEY <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:
5	Transferee for entry in the register: MALEKOS ESTATES COMMERCIAL LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 08870203 <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: 117-119 VICTORIA AVENUE SOUTHEND ON SEA SS2 6EL
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.

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

8 Consideration

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

SEVENTY THOUSAND POUNDS (£70,000.00)

- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

9 The transferor transfers with

- 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:

Part here any required (statement, certificate or at so on.

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

11 Additional provisions

1. There is reserved in favour of the owners and occupiers for the time being of the adjacent premises known as Greenwood Community Centre, 4 High Street, Green Street Green, Orpington BR6 6BQ a right to use the land shown hatched black on the plan attached hereto as a means of escape in case of emergency only from the said Greenwood Community Centre to the public highway

2. It is hereby agreed and declared that the Purchaser and it's successors in title shall not by virtue of the transfer acquire any right of light or air which would prejudice the free use and enjoyment of any adjoining or neighbouring land of the Vendor for building or for any other purpose and that any light or air presently enjoyed by the Purchaser or it's successors in title from or over any adjoining or neighbouring land of the Vendor shall be deemed to be so enjoyed with the consent (hereby given) of the Vendor a declaration that no part of the soil of any road (whether public or private) abutting the Property shall pass to the Purchaser by virtue of the Transfer or otherwise but that the same shall remain vested in the Vendor

SUPER

12 Execution

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 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.

Executed as a DEED by affixing THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BROMLEY in the presence of:

Mayor/~~Councillor~~

[Handwritten signatures]

~~Director of Corporate Services~~/Senior Solicitor



Executed as a deed by MALEKOS ESTATES COMMERCIAL LIMITED acting by a director

Signature.....

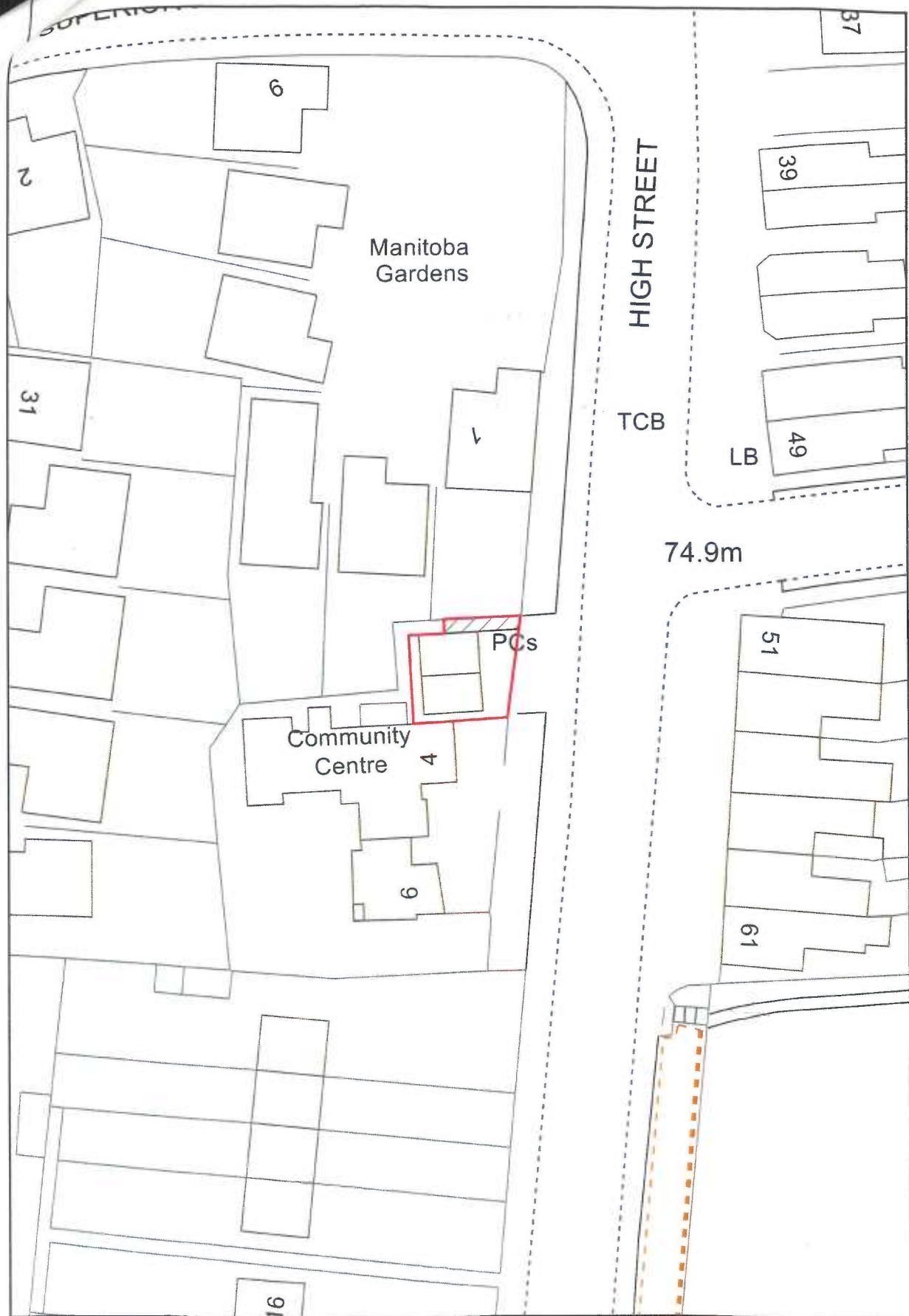
Director

In the presence of:

Signature of Witness.....

Name (in BLOCK CAPITALS)

Address



Valuation & Estates



Former Public Conveniences
High Street, Green Street Green
1:500 at A4 Portrait



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2013. Ordnance Survey 100017661.

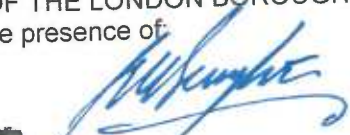
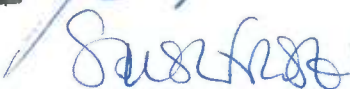
Wednesday, January
08, 2014

1:500



Executed as a DEED by affixing
THE COMMON SEAL OF THE MAYOR AND
BURGESSES OF THE LONDON BOROUGH OF
BROMLEY in the presence of:

Mayor/~~Councillor~~

~~Director of Corporate Services~~ Senior Solicitor



WARNING
If you dishonestly enter information
to make a gain for yourself or
under section 1 of the Fraud
Act 2001, you may be liable to
a fine or imprisonment.

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.