

These are the notes referred to on the following official copy

Title Number BGL17199

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Land Registry

Transfer of part of registered title(s)

TP1



SEQ165

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: BGL17199 |
| 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>36 Fulham Palace Road, London W6 9PH</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: 1 st February 2013 |
| 5 | <p>Transferor:</p> <p>The Mayor and Burgesses of the London Borough of Hammersmith and Fulham</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:</p> <p>Marito Holdings S.A.</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: The Commonwealth of the Bahamas</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:

care of Urban Spectrum Property Management Limited, 114
Balham High Road, London SW12 9AA

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):
Two Hundred and Forty Nine Thousand Nine Hundred and Ninety Nine pounds (£ 249,999.00)
- ☐ 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

1. In this Transfer, the "Lease" means (together and severally):

- (i) the lease dated 24 June 2008 and made between (1) the Transferor and (2) Saad Al Salman; and
- (ii) the lease dated 24 October 1988 and made between (1) the London Residuary Body and (2) T C Bryant and M J D Bryant

2. The sale is made pursuant to Section 123 of the Local Government Act 1972.

3. PROVIDED ALWAYS that nothing herein contained shall by implication of law operate to confer on the Transferee his successors in title or the persons deriving title under him or them any right to light air water or any other easement right or privilege over or against any adjoining or other property belonging to the Transferor in respect of their interest in such property nor shall the Transferee his successors in title or the persons deriving title under him or them be entitled as against any property of the Transferor to acquire for the benefit of the Property any easement right

or privilege which might affect prejudicially the future development of such property or any part thereof for building or other purposes.

4. IT is hereby agreed and declared that:-

- (a) Where the context so requires or admits the masculine gender shall include the feminine gender and the plural number shall include the singular number and vice versa.
- (b) If there shall be more than one Transferee all the obligations contained in this Transfer on the part of the Transferee shall be deemed to have been made jointly and severally by all such persons with the Transferor and the expression "Transferee" shall include the Transferee's heirs assigns and mortgages or other successors in title.
- (c) The expression "the Property" shall include any part of the property.
- (d) All covenants restrictions and obligations on the part of the Transferee are to be observed and performed by the Transferee and his successors irrespective of whether they are positive or negative in character and insofar as is necessary to render them enforceable against any successor in title to the property are made pursuant to Sections 155 and 609 of the Act Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and Section 16 of the Greater London Transferor (General Powers) Act 1974

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

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

Rights reserved for the benefit of other land

- (a) All rights easements and privileges or quasi-easements or quasi-privileges now or heretofore occupied or enjoyed with or reputed to appertain to the adjoining or neighbouring property of the Transferor now or in relation to the Property as if the said Property had heretofore been in a separate ownership.
- (b) All rights of way drainage and passage of gas electricity water and soil through any pipes watercourses gutters downpipes electricity and telephone cables gas and water pipes and cables laid in under or over the Property and which serve not only the Property but also adjoining or neighbouring properties.

- (c) A right for the Transferor and its successors and assigns after the date of this Transfer to connect up to any such pipes watercourses gutters downpipes electricity and telephone cables gas and water pipes as are referred to in paragraph (b) above.
- (d) For the purpose of inspecting repairing maintaining and cleansing the private sewers drains pipes watercourses gutters downpipes electricity and telephone cable gas and water pipes used jointly with the Property by adjoining or neighbouring properties the right for the Transferor and all persons authorised by the Transferor and the owners and occupiers of such adjoining or neighbouring properties to enter upon the Property doing as little damage as possible and making good all damage done or occasioned to the premises by the exercise of such rights.
- (e) The right at any time or times hereafter to obstruct the access of light or air to any building for the time being erected or standing upon the Property by erecting or altering any building or other structure on any land adjoining the Property.
- (f) The right for the Transferor and all persons to whom a like right may be granted:-
 - (i) To lay in on over or across the Property at any time from the date hereof such ducts wires fixings cables or other conduits as shall be reasonably necessary for the installation and maintenance of any communal aerial or wired radio and television service installed or to be installed in the neighbourhood of the Property and
 - (ii) At all times to retain without interference and to examine test renew replace repair alter remove or maintain such ducts wires fixings cables or other conduits as are now laid or are hereafter to be laid in on over under or across the Property subject to the Transferor or other persons exercising the said rights causing as little damage as possible to the Property and making good all damage caused thereto.
- (g) The right for the Transferor and all persons to whom a like right may be granted and their servants agents and workmen at all reasonable times upon reasonable prior notice (except in emergency) to enter the Property for the purpose of laying affixing repairing maintaining altering examining testing renewing or replacing the ducts wires fixings cables or other conduits or any communal aerial or wired radio and television service referred to in paragraph (f) above.

Include words of covenant.

Restrictive covenants by the transferee

1. THE Transferee shall observe and perform the restrictions covenants and stipulations mentioned in the Registrars of the Title above mentioned so far as the same relate to the Property and are still subsisting and capable of taking effect and will indemnify and keep indemnified the Transferor from and against all actions claims and demands arising from any future breach or non-observance thereof.

Include words of covenant.

Restrictive covenants by the transferor



COLOUR

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

Other

1. The Transferee covenants with the Transferor that it will at all times hereafter observe and perform the covenants on the part of the landlord contained in the Lease and will indemnify and keep indemnified the Transferor from and against all future actions proceedings claims demands costs losses and expenses howsoever arising out of or in connection with any breach by the Transferee of its obligations contained in the Lease

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.

13 Execution

The Common Seal of the Mayor)
and Burgesses of the London)
Borough of Hammersmith and)
Fulham was hereunto affixed in)
the presence of:-)

Seal No. 13/ 2365

The officer duly authorised on behalf of the Council

Signed as a Deed on behalf of)
Marito Holdings S.A., a)
company incorporated in The)
Republic of Panama, by Suliman)
Dockrat and Sheik Dawood)
being persons who, in)
accordance with the laws of that)
territory, are acting under the)
authority of the company.)

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.



36 Fulham Palace Road
Hammersmith
London
W6 9PH



Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449. Plotted Scale - 1:1250

C4