

Land Registry
Transfer of whole of registered title(s)

TR1

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 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.

Place 'X' in the appropriate box. State the

1	Title number(s) of the property: CH 360566
2	Property: Land in East Lane Runcorn, known as Castlevew House, East Lane, Runcorn, WA7 2DN
3	Date: 18 th April 2017
4	<p>Transferor:</p> <p>Rally Century Limited</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: British Virgin Isles with Company No: 1881605</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Transferee for entry in the register:</p> <p>The Lettings Room Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 06802259</p> <p><u>For overseas companies</u> (a) Territory of Incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>The Hart Shaw Building, Europa Link, Sheffield Business Park, Sheffield, S9 1XU and Office 2 Samuel House, Fox Valley, Stocksbridge, Sheffield, S36 2AA</p>
7	The transferor transfers the property to the transferee
8	Consideration

currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

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

[REDACTED]

- 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.

- 9 The transferor transfers with
- X full title guarantee
 - limited title guarantee

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.

- 1
0 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:

1
1 Additional provisions

Variations to implied title covenants:

11.1 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 Transferee's failure to make proper searches or to raise requisitions on title or on the results of the Transferee's searches.

11.2 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.

11.3 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 Transferee for the purposes of section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994, notwithstanding section 6(3) of that Act;

Matters to which the transfer of the Property are subject:

11.4 The Transfer is made subject to all the matters set out in clause 8 of the contract for sale of the Property dated 29 March 2017 and made between the Transferor and the Transferee;

Indemnity Covenants:

11.5 The Transferee hereby covenants with the Transferor 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 register of title number CH360566 so far as they are enforceable and affect the Property and will indemnify the Transferor against all actions claims demands and proceedings taken or made against the Transferor and all costs damages expenses liabilities and losses incurred by the Transferor arising from their breach.

11.6 The Transferee hereby covenants with the transferor by way of indemnity only, on the Transferee's behalf and on the behalf of the Transferee's successor's in title, to observe and perform the lessors covenants and obligations set out in the Occupational Leases and will indemnify the Transferor against all actions claims demands and proceedings taken or made against the Transferor and all costs damages expenses liabilities and losses incurred by the Transferor arising from their breach.

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.

1 Execution
2

SIGNED as a Deed on behalf of
RALLY CENTURY LIMITED
a company incorporated in the
British Virgin Islands by
Man Wai Chan being a person who
in accordance with the laws of
that territory is acting under
the authority of the company

Signature:



Authorised Signatory

Land Registry
Continuation sheet for use with
application and disposition forms



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

Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

1	Continued from Form:	Title number(s): CH 360566
2	<p>Signed as a Deed by a duly authorised Director of The Lettings Room Limited..... in the presence of :</p> <p>Signature of witness:</p> <p>Name (in BLOCK CAPITALS): CAROLINE SUTHERLAND</p> <p>Address: Sutherland & Co Law Limited Solicitors Richmond House, White Rose WayDoncaster, DN4 5JH.....</p>	

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.