



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00BA/OCE/2016/0198**

Property : **129 Seely Road, London Sw17 9QX**

Applicants : **Tusar Patel & Uma Tusar Patel (1)
Alindo Wayne Foster & Carol May
Foster (2)**

Representative : **Broadway Solicitors**

Respondent : **Mook Lan How-Foh-Yee**

Representative : **None**

Type of Application : **Determination of the form of
conveyance – section 27(3)
Leasehold Reform, Housing and
Urban Development Act 1993**

Tribunal Members : **Judge John Hewitt
Mr W Richard Shaw FRICS**

Date of Decision : **13 October 2016**

SUPPLEMENTAL DECISION

Decision of the tribunal

1. The tribunal determines that the form of the conveyance approved by the tribunal for the purpose section 27(3) of the Act is the draft form TR1 attached to this decision and marked 'Approved as amended in red John Hewitt 13.10.16'.
2. The reasons for our decision are set out below.

Procedural background

3. This decision is supplemental to our substantive decision dated 7 October 2016. In paragraph 8 of that decision we gave the applicants the opportunity to submit a draft conveyance for us to consider, and if thought fit, approve.
4. Under cover of a letter dated 11 October 2016 from the applicants' solicitors submitted a draft form TR1 for our consideration.

Approval of the conveyance

5. The draft form TR1 submitted is approved as amended in red. A copy of the approved draft as amended is attached to this decision.

The reasons for our amendments are as follows:

- 5.1 The amendment in Box 5 is to insert an obvious and accidental omission of the word 'and';
- 5.2 The amendment in Box 9 is to accord with the provisions of paragraph 2(2)(b) of Schedule 7 to the Act;
- 5.3 Of the amendments in Box 11:
The first - 11.1 is to accord with the provisions of section 24(10) of the Act; and
The second - 11.2 is to accord with the provisions of paragraph 2(2)(b) of Schedule 7 to the Act.

Judge John Hewitt
13 October 2016

Approved as amended in red. John Hewitt 13.10.16

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.

1	Title number(s) of the property: P20572
2	Property: 129 Seely Road, London, SW17 9QX
3	Date:
4	<p>Transferor: Mook Lan How-Foh-Yee</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 the United Kingdom including any prefix:</p>
5	<p>Transferee for entry in the register: Tusar Patel <i>and</i> Uma Tusar Patel of 274 Franciscan Road London SW17 0QX Alindo Wayne Foster and Carol May Foster of 20 Ferndale Road London SE25 4QP</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 the United Kingdom including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register: 129 Seely Road London SW17 9QX</p>

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 *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.

8 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
Thirty four thousand one hundred and fifteen pounds (£34,115.00)
- 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:

11 Additional provisions

Please see Rider A attached

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

Signed as a deed by the District Judge of the Wandsworth County Court on behalf of Mook Lan How-Foh-Yee in the presence of:

Signature

Signature of witness

Name (in BLOCK CAPITALS)

Address

Signed as a deed by Tusar Patel and Uma Tusar Patel in the presence of:

Signature

Signature of witness

Name (in BLOCK CAPITALS)

Address

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.

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: TR1	Title number(s): P20572
2	Continuation of panel 12 Signed as a Deed by the said Alindo Wayne Foster and Carol May Foster in the presence of:- Signature of witness: Name (in block) Address:	

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Rider A referred to in Box 11 of the draft form TR1 approved by the tribunal on 13.10.16

In Box 11 insert:

- 11.1 This transfer is executed for the purpose of Chapter 1 Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993.

- 11.2 The transferee covenants by way of indemnity only, on the transferees' behalf and on behalf of the transferees' successors in title, to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in the Charges register of Title number P20572 insofar as they are subsisting and capable of taking effect and the landlord covenants in or implied by the leases referred to in the Charges register of the said title, and will keep the transferor indemnified against all proceedings, costs, claims and expenses arising from any failure to do so.