

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: BM27219  |
| 2 | Property: Foden Unit, Bilton Road, Bletchley, Milton Keynes, MK1 1HW.   |
| 3 | Date:   |
| 4 | <p>Transferor:</p> <ol style="list-style-type: none"> <li>MARFANI &amp; CO. LIMITED</li> <li>ROBIN MEADOWCROFT and JOHN TARIQ MARFANI and SIMON RAFIQ MARFANI As Trustees of MCL SSAS</li> </ol> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix: 00771488</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p> |
| 5 | <p>Transferee for entry in the register:</p> <p>ROBIN MEADOWCROFT and JOHN TARIQ MARFANI and SIMON RAFIQ MARFANI As Trustees of MCL SSAS</p> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix: 00771488</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>   |
| 6 | Transferee's intended address(es) for service for entry in the register: 386-388 palatine road, northenden, manchester, m22 4fz   |
| 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.

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): two hundred and forty-seven thousand pounds (£247,000.00)
- ☐ 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: as trustees of MCL SSAS (Pension Scheme)

**11 Additional provisions**

And the Parties apply for the following restrictions to be entered on the Register:

1. "No disposition by the proprietors of the registered estate is to be registered unless they make a statutory declaration, or their conveyancer gives a certificate that the disposition is in accordance with the Trust Deed dated 21 December 2010 and the Scheme Rules attached thereto and mentioned therein relating to the MCL SSAS (Pension Scheme) or some variation thereof referred to in the Declaration or Certificate"

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.

## 12 Execution

Executed as a deed by  
**MARFANI & CO. LIMITED**  
acting by [a director  
and its secretary] [two directors]

*Director:*

*Director/Secretary:*

Signed as a deed by  
**ROBIN MEADOWCROFT**  
in the presence of:

*Sign:*

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**JOHN TARIQ MARFANI**  
in the presence of:

*Sign:*

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**SIMON RAFIQ MARFANI**  
in the presence of:

*Sign:*

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.

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: BM27219  |
| 2 | Property: Foden Unit, Bilton Road, Bletchley, Milton Keynes, MK1 1HW.   |
| 3 | Date:   |
| 4 | <p>Transferor:</p> <ol style="list-style-type: none"> <li>1. MARFANI &amp; CO. LIMITED</li> <li>2. ROBIN MEADOWCROFT and JOHN TARIQ MARFANI and SIMON RAFIQ MARFANI As Trustees of MCL SSAS</li> </ol> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix: 00771488</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p> |
| 5 | <p>Transferee for entry in the register:</p> <p>ROBIN MEADOWCROFT and JOHN TARIQ MARFANI and SIMON RAFIQ MARFANI As Trustees of MCL SSAS</p> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix: 00771488</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>   |
| 6 | Transferee's intended address(es) for service for entry in the register: 386-388 palatine road, northenden, manchester, m22 4fz   |
| 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.

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): two hundred and forty-seven thousand pounds (£247,000.00)
- ☐ 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: as trustees of MCL SSAS (Pension Scheme)

11 Additional provisions

And the Parties apply for the following restrictions to be entered on the Register:

1. "No disposition by the proprietors of the registered estate is to be registered unless they make a statutory declaration, or their conveyancer gives a certificate that the disposition is in accordance with the Trust Deed dated 21 December 2010 and the Scheme Rules attached thereto and mentioned therein relating to the MCL SSAS (Pension Scheme) or some variation thereof referred to in the Declaration or Certificate"

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.

## 12 Execution

Executed as a deed by  
**MARFANI & CO. LIMITED**  
acting by [a director  
and its secretary] [two directors

*Director:*

*Director/Secretary:*

Signed as a deed by  
**ROBIN MEADOWCROFT**  
in the presence of:

*Sign:*

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**JOHN TARIQ MARFANI**  
in the presence of:

*Sign:*

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**SIMON RAFIQ MARFANI**  
in the presence of:

*Sign:*

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.