

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: SGL636703
2	Property: 229 The Broadway London SW19 1SD
3	Date:
4	<p>Transferor:</p> <p>Colston Trustees Limited as trustee of the Curtis Banks ST SIPP ref SUN0035</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 06867955</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:</p> <p>Roman Eliasov, Olga Eliasova and Marko Radosavljevic as Trustees of The Whitecliff Pension Scheme</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:</p> <p>The Property</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.

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):
£700,000.00 (seven hundred thousand pounds) plus VAT of £140,000 (one hundred and forty thousand pounds)
- ☐ 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

9.1 The covenant set out in Section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 ("the 1994 Act") is modified so that it does not require the cost of compliance with it to be borne by the Transferor and so that the words "at his own cost" are deleted and replaced by the words "at the cost of the person seeking to enforce the covenant"

9.2 The covenants implied by Section 4 of the 1994 Act do not include any to the effect that the covenants and conditions in the registered lease relating to the physical state of the Property have been duly performed

9.3 The covenants implied under Section 3 of the 1994 Act are hereby modified so as not to impose upon the Transferor any liability for any act or omission of any predecessors in title

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 in the following shares:

Roman Eliasov 50%
Olga Eliasova 30%
Marko Radosavljevic 20%

11 Additional provisions

11.1 The Transferee hereby covenants (by way of indemnity only) with the Transferor that the Transferee will observe and perform:

11.1.1 the covenants stipulations and provisions contained or referred to in the charges register of the above Title Number; and

11.1.2 the covenants and conditions on the part of the lessee contained or referred to in the registered lease of the Property

dated 15 July 2002 and made between Patroon Properties Limited (1) and Thirlstone Homes Limited (2) referred to on in that title and any deeds and documents supplemental thereto throughout the term created by that lease

and will indemnify the Transferor against all actions, claims, demands, expenses, liabilities and losses incurred by the Transferor arising from their breach

11.2 It is hereby agreed that the liability of Colston Trustees Limited shall not exceed the assets within its control in the Curtis Banks ST SIPP ref SUN0035 and save for that neither the Transferee nor any other party shall have any claim whatsoever against Colston Trustees Limited

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

Signed as a Deed by
Colston Trustees Limited
acting by []
a Director in the presence of:-

Witness Signature:

Name:

Address:

Occupation:

Signed as a Deed by
Roman Eliasov
in the presence of:-

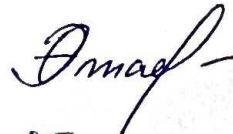
Witness Signature:

Name: MARCO RADEN AVLEDEVIC

Address: 100 VICTORIA STREET, 7th FLOOR, SW1E 5JL

Occupation: LAWYER

Signed as a Deed by
Olga Eliasova
in the presence of:-



Witness Signature:



Name: **MARKO RADOŠAVLJEVIĆ**

Address: **7th FLOOR, 100 VICTORIA STREET, SW1E 6DL**

Occupation: **LAWYER**

Signed as a Deed by
Marko Radosavljevic
in the presence of:-



Witness Signature: **IVANKA DOBICHINA**

Name:



Address: **45 WINDERMERE COURT, SW13 9AR**

Occupation: **DIRECTOR**

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.