

HM 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 HM 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: DN314142 and DN336650
2	Property: 20 Chapel Street, Devonport, Plymouth PL1 4DP and Land adjoining 20 Chapel Street, Devonport, Plymouth PL1 4DP
3	Date: 30 May 2022
4	Transferor: JADD 14 LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 8284614 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Transferee for entry in the register: BROWN BEAR MANAGEMENT LTD <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 14031247 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 17 Creykes Court, 5 Craigie Drive, Plymouth, Devon, United Kingdom, PL1 3JB

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.

7	The transferor transfers the property to the transferee
8	<p>Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):</p> <p>£1.00 (One Pound)</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
9	<p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
10	<p>Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
11	<p>Additional provisions</p> <p>11.1 Definitions:</p> <p>The following definitions apply to this deed:</p> <p>Transfers: the transfer deeds completed by the Transferor in relation to the plots sold at the Property prior to the date of this deed, namely:</p> <ul style="list-style-type: none">a) Plot 20 made between (1) JADD 14 Limited and (2) Muhammed Owowais Saleem Raja and Hina Jkhlaid dated 13 May 2021b) Plot 21 made between (1) JADD 14 Limited and (2) Karoly Szakal and Maria Szakal dated 28 May 2021c) Plot 22 made between (1) JADD 14 Limited and (2) Kirsty Nikita Sparks and Benjamin Gordon Power dated 25 March 2021

- d) Plot 23 made between (1) JADD 14 Limited and (2) Dr Matthew Alan Griffiths dated 7 March 2022
- e) Plot 24 made between (1) JADD 14 Limited and (2) Steven Melville and Sirinart Melville dated 18 June 2021
- f) Plot 25 made between (1) JADD 14 Limited and (2) Karl Anthony Robert Walker and Dawn Marie Walker dated 30 November 2020

11.2 The Transferee covenants with the Transferor for the benefit of each and every part of the Property with the intention of binding the Property and each and every part of it to observe and perform the covenants on the part of the Transferor in clauses 12.12 of the Transfers in respect of the Property transferred to the Transferee as if he were a party to the Transfers and to indemnify the Transferee from and against all liabilities, claims and costs arising from any failure to do so


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


Executed as a Deed
By a director for and
On behalf of **JADD 14 LIMITED**
In the presence of:



Director signature

DARREN ANTHONY JONES


Director full name

Witness signature: Witness sign here: 

Witness name: Print name: HELEN DALEY.

Witness address: Insert address here:
60-66 NORTH HILL
PLYMOUTH
PL4 8EP


Executed as a Deed
By a director for and
On behalf of **BROWN BEAR MANAGEMENT LIMITED**
In the presence of:



Director signature

DARREN ANTHONY JONES.

Director full name

Witness signature: Witness sign here: 

Witness name: Print name: HELEN DALEY

Witness address: Insert address here:
60-66 NORTH HILL
PLYMOUTH
PL4 8EP

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.