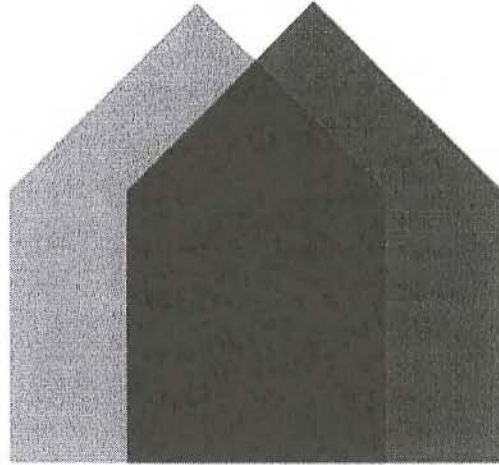


1869



Residential Property TRIBUNAL SERVICE

LEASEHOLD VALUATION TRIBUNAL FOR THE LONDON RENT ASSESSMENT
PANEL

LON/00BG/OCE/2009/0071

Applicant: John Charles Edwards and David John Voisey

Respondent : Valerie Emblem and Mile Ognjenovic

Property: 26 Rhondda Grove London E3 5AP

Leasehold Valuation Tribunal : Mrs F J Silverman Dip Fr LLM
Mr J R Humphrys FRICS

Paper determination on 10 June 2009

DECISION OF THE LEASEHOLD VALUATION TRIBUNAL ON AN APPICATION
UNDER s24 LEASEHOLD REFORM HOUSING AND URBAN DEVELOPMENT
ACT 1993

DECISION

The Conveyance/transfer of the property shall be in the form annexed hereto.
The net price payable for the property is £3,015.13 .

REASONS

- 1 By an application dated 2 April 2009 the Applicants applied to the Tribunal to determine the terms of the transfer of the property to the Applicants.
- 2 Directions were issued by the Tribunal on 28 April 2009 which inter alia provided for a determination of this matter without an oral hearing.
- 3 The freehold reversion in the property was vested in the Applicants by order dated 2 March 2009 of Deputy District Judge Thomas sitting at Bow County Court.
- 4 The net price payable by the Applicants is £3,015.13. This comprises £11,300 premium for the reversion less £8,284.87 costs as ordered by the County Court.


Frances Silverman

Chairman

10 June 2009

Land Registry
Transfer of whole of registered title(s)

SS 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: NGL501822
2	Property: 26 Rhondda Grove London E3 5AP
3	Date:
4	Transferor: Valerie Emblen and Mile Ognjenovic <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:
5	Transferee for entry in the register: John Charles Edwards and David John Voisey <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 26 Rhondda Grove London E3 5AP
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.

8 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):
Eleven Thousand Three Hundred Pounds (£11,300)

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

full title guarantee

limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.



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:

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

11 Additional provisions

11.1 The Transferees and their successors in title will perform and observe the covenants on the part of the Landlord or Lessor contained in the registered leases referred to on the Charges Register of the Title to the Property.

11.2 This Transfer is executed for the purposes of Chapter I of Part I of the Leasehold Reform, Housing and Urban Development Act 1993

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

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Signed as a deed by)
Valerie Emblen)
in the presence of:)

Witness

Signature:

Name:

Address:

.....

.....

Occupation:

Signed as a deed by)
Mile Ognjenovic)
in the presence of:)

Witness

Signature:

Name:

Address:

.....

.....

Occupation:

Signed as a deed by)
John Charles Edwards)
in the presence of:)

Witness

Signature:

Name:

Address:

.....

.....

Occupation:

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Signed as a deed by)
David John Voisey)
in the presence of:)

Witness

Signature:

Name:

Address:
.....
.....

Occupation:

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.

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