

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.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

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) out of which the property is transferred: WYK852937 (part) and WYK933034 (part)
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land at Meadway, Woodside, Bradford, BD6 2SH</p> <p>The property is identified</p> <p><input type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor: City of Bradford Metropolitan District Council</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 for entry in the register: <i>ABDUL KHAN GHAFUOR</i></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>
7	Transferee's intended address(es) for service for entry in the register:

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 12.

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.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

8 The transferor transfers the property to the transferee

9 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

10 The transferor transfers with

- full title guarantee
- limited title guarantee

11 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:

12 Additional provisions

Definitions

"Retained Land" means the land in the registered titles WYK852937 and WYK933034 not forming part of the Property

The Transferor transfers the Property with full title guarantee but the covenants implied into this transfer by statute are modified as follows:

The covenant implied by section 3(1) of the Law of Property (Miscellaneous Provisions) Act 1994 ("the Act") do not extend to liabilities imposed and rights conferred by or under any enactment within the meaning of section 3(2) of the Act

For the purpose of section 6(2)(a) of the Act all matters now

recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferees

It is agreed and declared that neither the Transferees nor any lessee of the Transferees is to be entitled to nor is by prescription or other means to acquire any right to the access of light or air to any building at any time built on the Property which will restrict or interfere with the free use of the Retained Land for building or any other purposes

The Transferee covenants with the Transferor to observe and perform the covenants and conditions contained or referred to in the charges registers of the above mentioned titles so far as they are still subsisting and capable of taking effect and relate to or affect the Property and to indemnify and keep the Transferor fully and effectually indemnified against all actions proceedings damages costs claims and expenses which may be suffered or incurred by the Transferor in respect of any future breach or non-observance or non-performance of those covenants and conditions

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights granted for the benefit of the property

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

1. The right of free and uninterrupted passage and running of water soil gas electricity and other services from and to the Retained Land and any buildings which for the time being are on the Retained Land through the sewers drains watercourses cables pipes and wires which are now or which may at any time during the period of eighty years from the date of this transfer (which shall be the perpetuity period applicable to this transfer) be laid in under or passing through the Property
2. The right for the Transferor and the Transferor's successors in title to enter on the Property for the purpose of repairing cleaning maintaining or renewing the sewers drains watercourses cables pipes and wires doing as little damage as possible to the Property and making good any damage caused in the exercise of this right

Include words of covenant.

Restrictive covenants by the transferee

The Transferee covenants with the Transferor to observe and perform the following stipulations, with the intention that so far as possible the burden of the covenant is to run with and bind the Property and every part of it, the benefit of the covenant is to be annexed to and run with the Retained Land and every part of it, and section 33 of the Local Government (Miscellaneous Provisions) Act 1982 is to apply to the covenant and every stipulation forming part of it

From the date of this transfer the Transferee is to maintain the boundaries of the site

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

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 11 has been completed, each transferee may 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.

13 Execution

The common seal of
City of Bradford Metropolitan District
Council was hereunto affixed
In the presence of:-

Authorised by Assistant City Solicitor

Signed as a deed by
ABDUL KHAN GHAFOR
In the presence of:-



M.K. Waters

MARTIN KEITH WATERS

AARONS SOLICITORS LTD, 6 Waterhouse Street,
Halifax. SOLICITOR.

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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