

4137



**FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case reference** : **LON/00AQ/OCE/2016/0033**

**Property** : **7 Bethacar Road, Harrow, HA1 1SF**

**Applicant** : **Adrian Thomas O'Malley**

**Representative** : **Layzells, Solicitors**

**Respondent** : **Mohammad Akram Qureshi**

**Representative** : **In person**

**Type of application** : **Section 24 of the Leasehold Reform, Housing and Urban Development Act 1993**

**Tribunal members** : **Judge I Mohabir**

**Date of determination and venue** : **22 March 2016 at 10 Alfred Place, London WC1E 7LR**

**Date of decision** : **22 March 2016**

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**DECISION**

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**Background**

1. This is an application made by the applicant nominee purchaser/qualifying tenants pursuant to section 24 of the Leasehold Reform, Housing and Urban Development Act 1993 ("the Act") for the approval of the terms of the draft Transfer (TP1) for the collective enfranchisement of 7 Bethacar Road, Harrow, HA1 1SF (the "property").

2. By a notice of a claim dated 19 September 2014, served pursuant to section 13 of the Act, the applicant exercised the right for the acquisition of the freehold of the subject property and proposed to pay a premium of £17,500 for the freehold and a further £1,000 for appurtenant property.
3. The Respondent failed to serve a counter notice. Consequently, the Applicant made an application under CRP Part 8 to the County court at Central London for an order under section 25 of the Act to determine the terms on which the freehold interest was to be acquired.
4. By an order made HHJ Dight dated 20 November 2015, it was declared that the Applicant was entitled to acquire the freehold interest. It was further ordered that if the parties had not entered into a contract to transfer the freehold interest after 4 December 2015, then a District Judge would execute a form of Transfer approved by the Tribunal upon the Applicant having paid the sum of £18,500 into court.

### **Decision**

5. On 2 February 2016, the Applicant made this application to the Tribunal seeking approval of the draft Transfer annexed hereto.
6. Having reviewed the title documents submitted with the application, The Tribunal hereby approves the draft Transfer without amendment.

Judge I Mohabir

22 March 2016

# 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: MX261687
2	Property: 7 Bethcar Road HA1 1SF
3	Date:
4	Transferor: Mohammad Akram Qureshi  <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 the United Kingdom including any prefix:
5	Transferee for entry in the register: Adrian Thomas O'Malley  <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 the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 7 Bethcar Road HA1 1SF
7	The transferor transfers the property to the transferee

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 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 Land Registry's Public Guide 18 - *Joint property ownership* and Practice Guide 24 - *Private trusts of land* for further guidance.

## 12 Execution

SIGNED AS A DEED by  
DISTRICT JUDGE DIGHT  
pursuant to the Order of  
24 November 2015 in  
Claim Number B10CL227  
in the Central London  
County Court

### 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.