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Title Number HP836508

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# Land Registry

## Transfer of part of registered title(s)

# TP1

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: HP608055
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land on the west side of Sandy Lane, Shedfield, Southampton</p> <p>The property is identified</p> <p><input checked="" 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: 8 <sup>th</sup> August, 2019
5	<p>Transferor: Phillimore Estates Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 3885546</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: Paul Jason Mifsud and Jane Louise Mifsud</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	<p>Transferee's intended address(es) for service for entry in the register: la Lysses Court Fareham PO16 7BE</p>

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.

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	<p>Consideration</p> <p><input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): Three hundred and twenty thousand pounds (£320,000)</p> <p>The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
10	<p>The transferor transfers with</p> <p>x full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
11	<p>Declaration of trust. The transferee is more than one person and</p> <p>they are to hold the property on trust for themselves as joint tenants</p> <p>they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p>they are to hold the property on trust:</p>
12	<p>Additional provisions</p> <p>12.1 Definitions</p> <ol style="list-style-type: none"><li>1. "Property" means the property hereby transferred</li><li>2. "Retained Land" means the remainder of the Transferor's property within Title No. HP608055 other than the Property</li><li>3. "Plan" means the plan annexed hereto</li><li>4. "Access-way" means the access-way leading from the public highway know as Sandy Lane Shedfield aforesaid to the Property between the points marked "A", "B" and "C" on the Plan</li><li>5. "Right of Entry" means the right for one party or their servants agents or contractors hereto to enter onto the property of the other with or without plant and equipment with for the purpose of inspecting maintaining repairing renewing or relaying Service Media SUBJECT TO (a) the party exercising such right giving reasonable prior written notice (except in case of emergency) (b) causing as little disturbance and inconvenience as possible to the party over whose land such right is exercised and (c) promptly making good all damage and disturbance caused to the reasonable satisfaction of the party over whose land such right is exercised</li></ol>

6. "Service Media" means (a) in the case of the Transferee such pipes wires conduits and cables as are necessary for the exercise of the rights to a supply of electricity and water hereinafter contained and (b) in the case of the Transferee such wires conduits and cables as are necessary for the exercise of the right to a supply of electricity hereinafter contained
7. "Service Charge" means 33% of the reasonable and proper cost incurred by the Transferor in maintaining repairing renewing or relaying (a) the Access-Way and (b) any Service Media the use of which is shared by the Transferor with the Transferee
8. "Disposal" means the transfer of the freehold interest in or the grant of any leasehold interest for a term greater than three years over the Property or any part thereof
9. "Deed of Covenant" means a Deed of Covenant in the form annexed hereto

#### 12.2 Rights granted for the benefit of the property

1. A right of way with or without vehicles at all times and for all purposes in connection with the use and enjoyment of the Property over along the Access-way
2. A right (subject to the reserved right herein contain to re-position the same) to take a supply of electricity by way of cable or cables under the Retained Land between the points marked "G" and "H" and "H" and "K" on the Plan together with a Right of Entry
3. A right (subject to the reserved right herein contained to re-position the same) to take a supply of water by way of pipe or pipes under the Retained Land between the points marked "E" and "F" on the Plan together with a Right of Entry

SUBJECT in all cases to the payment by the Transferee of the Service Charge

#### 12.3 Rights reserved for the benefit of other land

1. A right to take a supply of electricity by way of cable or cables under the Property between the points marked "H" and "L" on the Plan together with a Right of Entry
2. The right (at its own cost) to reposition the Service Media under the Retained Land subject (a) to giving to the Transferee reasonable prior written notice (b) causing as little disturbance and inconvenience as possible and (c) ensuring that any replacement pipes wires or conduits are of no less quality and capacity as those existing as at the date hereof

Include words of covenant.

#### 12.4 Restrictive covenants by the transferee

1. Not to cause or to cause or permit by others the obstruction of the Access-Way

2. Not to cause or cause or permit by others any damage to the surface or sub-surface of the Access-Way and in the event of such damage being caused to forthwith re-instate and make good the Access-Way to the full satisfaction of the Transferor
3. Not to effect any Disposal at any time without first (and at the cost of the Transferee) procuring that the person to whom such Disposal is made has first executed and delivered to the Transferor a Deed of Covenant

#### 12.5 Positive Covenants by the Transferee

1. To pay promptly on demand the Service Charge
2. To maintain in good and substantial condition at all time after the date hereof good quality [stock-proof] fencing on any boundary between the Property and the Retained Land

Include words of covenant.

#### 12.6 Restrictive covenants by the transferor

1. Not to permit or to cause or permit by others the obstruction of the Accessway

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

#### 12.7 Other

##### Agreements & Declarations

It is hereby agreed and declared by the parties hereto that:

1. Any reference to "Transferor" or "Transferee" shall include the respective successors in title of those parties
2. Any covenant entered into by a party to this Deed shall be deemed to bind the property of the party entering into it into whosoever hands the same may come for the benefit and protection of the property of the other party into whosoever hands the same may come
3. Any reference herein to the plural shall include the singular and vice-versa
4. Any reference to a specific gender herein shall (where the context so requires) shall include all genders
5. That there is not included in the transfer of the Property

to the Transferee any right easement or privilege other than such as may be specifically granted herein.

#### Restriction on Title

The Transferee hereby applies for the entry of the following restriction against the Transferee's title to the Property and shall procure that such restriction has priority to any mortgage or charge entered into by the Transferee:

*"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered not being a charge registered before the entry of this restriction is to be registered without a written consent signed by Phillimore Estates Limited of Clock Offices High Street Bishops Waltham Southampton or its conveyance that the provisions of clause 12.4.3 of a Transfer dated 8/8/2019 and made between Phillimore Estates Limited (1) and Paul Jason Mifsud and Jane Louise Mifsud (2) have been complied with or do not apply to the disposition "*





0m 25m 50m 75m

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Shedfield  
Botley  
Wickham

Fir Copse

Marriott Meon Valley  
Golf and Country Club

Access &  
Drive

Quill Hill

Bishops Waltham  
Waltham Chase

SPOT LANE

30.9m

*MSH*

## Deed of Covenant

This Deed of Covenant is made the \_\_\_\_\_ day of \_\_\_\_\_ 20[ ] between

(1) [

Grange Sandy Lane Shedfield Southampton SO32 2HQ (2) [ ] ("The Covenantee") and (3) [ ] ("the [Original][Existing] Covenantor")

**NOW THIS DEED WITNESSES** as follows:

## 1. Definitions

**The Transfer** a deed dated [ 2019] and made between the  
Covantee(1) and [ ] (2)

**The Property** all that freehold property known as land on the west side of Sandy Lane Shedfield Southampton and registered at the Land Registry under title number HP[ ]

**The Covenantee** the person entitled to the benefit of the Covenant as mentioned in Clause [ ] of the Transfer (which expression shall include the Covenantee's heirs assigns and successors in title)

## 2. Recitals

2.1 This Deed is entered into pursuant to the obligations contained in the Transfer.

## 2.2 The New Owner has become the owner of The Land

### 3. Covenants

The **New Owner** covenants with the **Covenantee** in respect of the **Property** that the **New Owner** will at all times after the date of this Deed observe and perform all of the covenants conditions and obligations on the part of the Grantor contained in the **Transfer** whether running with the land or of a personal or collateral nature and will do and perform all acts and things as will be necessary or appropriate to enable the **Covenantee** to exercise its rights.

4. In consideration of the covenant entered into by the New Owner the Covenantee hereby releases the [Original][Existing] Covenantor from all liability attaching to all or any covenants conditions and obligations contained in or referred to in the Transfer



## 5. Restriction

5.1 The parties apply to the Chief Land Registrar to enter in the title to the **Property** a restriction that:

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by [ Phillimore Estates Limited] or their conveyancer..

5.2 The **Covenantee** will consent to the registration of the **Property** or any part of it or of any interest in it either if the disponee of the same has entered into a deed with the **Covenantee** in the form of this Deed (things being changed which ought to be changed) and the **Covenantee** has received the same from the disponee

**SIGNED and delivered as a deed**

**by [the New Owner]**

**In the presence of:-**

Signature of witness: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**SIGNED and delivered as a deed**

**by [Phillimore Estates Limited]**

**Acting by**

.....

**In the presence of:**

Signature of witness:

Name:

Address:

**SIGNED and delivered as a deed**

**by [the [Original][Existing] Covenantor]**

**in the presence of:**

Signature of witness:

Name:

Address:



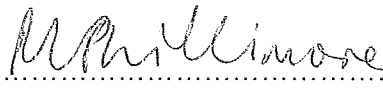
The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

### 13 Execution

Executed as a Deed by the said

**PHILLIMORE ESTATES LIMITED**

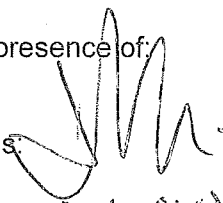
acting by:

  
.....  
Director

in the presence of:

Witness:

Name:

  
D. A. CHAN

Address:

4. WILKIN RD  
BATHING  
SOSO AIA

Executed as a Deed by the said

Paul Jason Mifsud

in the presence of:

Witness:

Name:

Address:

Executed by the said

Jane Louise Mifsud

In the presence of:

Witness:

Name:

Address:

**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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# Land Registry

## Transfer of part of registered title(s)

# TP1

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.

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1	Title number(s) out of which the property is transferred: HP608055
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3	<p>Property: Land on the west side of Sandy Lane, Shedfield, Southampton</p> <p>The property is identified</p> <p><input checked="" 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: 8th AUGUST 2019
5	<p>Transferor: Phillimore Estates Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 3885546</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: Paul Jason Mifsud and Jane Louise Mifsud</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	<p>Transferee's intended address(es) for service for entry in the register: la Lysses Court Fareham PO16 7BE</p>

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.

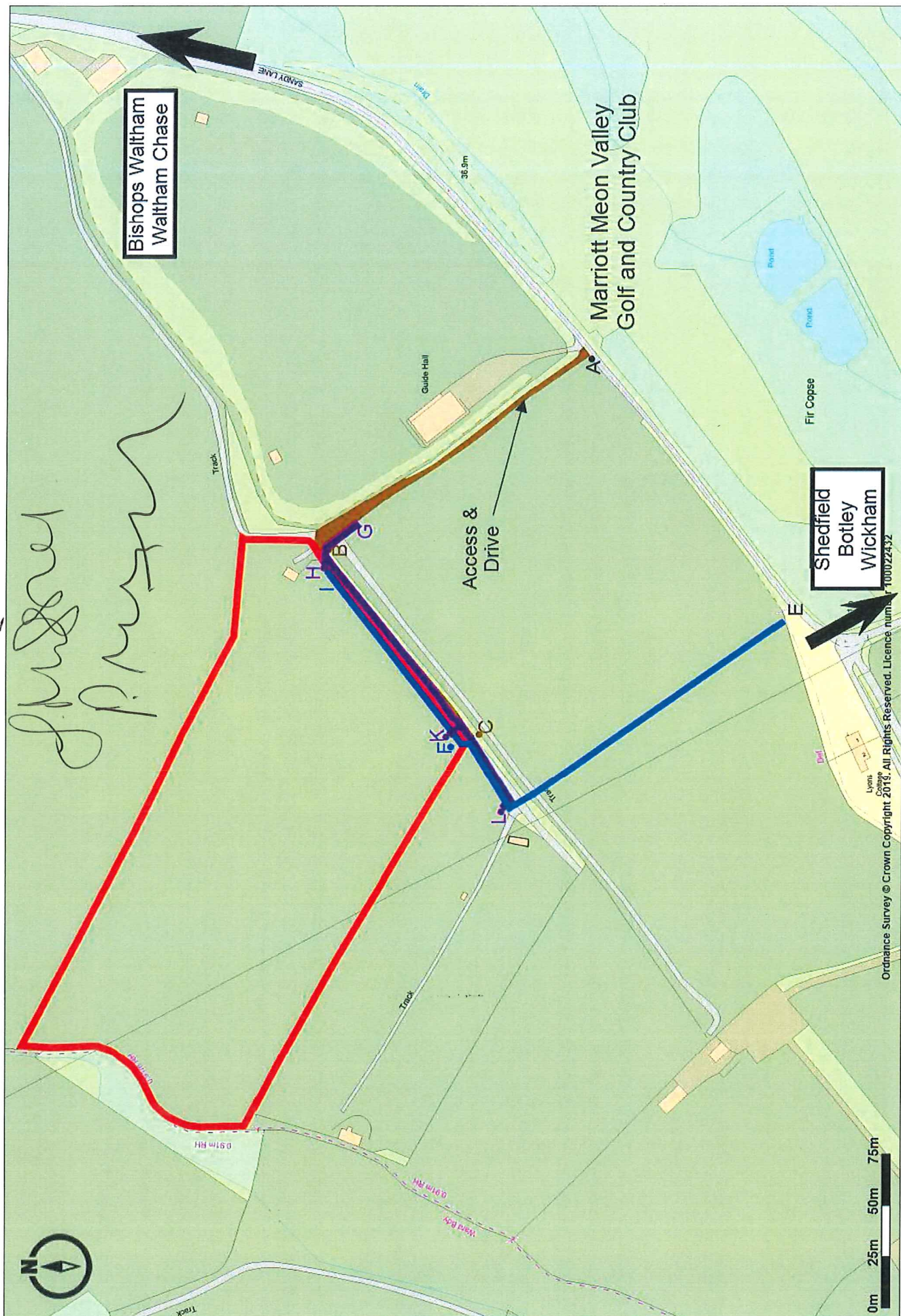
Use this panel for:

- 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	<p>Consideration</p> <p><input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): Three hundred and twenty thousand pounds (£320,000)</p> <p style="padding-left: 40px;">The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
10	<p>The transferor transfers with</p> <p style="padding-left: 20px;">x full title guarantee</p> <p style="padding-left: 20px;"><input type="checkbox"/> limited title guarantee</p>
11	<p>Declaration of trust. The transferee is more than one person and</p> <p style="padding-left: 20px;">X they are to hold the property on trust for themselves as joint tenants</p> <p style="padding-left: 40px;">they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p style="padding-left: 40px;">they are to hold the property on trust:</p>
12	<p>Additional provisions</p> <p style="padding-left: 20px;">12.1 Definitions</p> <ol style="list-style-type: none"> <li>1. "Property" means the property hereby transferred</li> <li>2. "Retained Land" means the remainder of the Transferor's property within Title No. HP608055 other than the Property</li> <li>3. "Plan" means the plan annexed hereto</li> <li>4. "Access-way" means the access-way leading from the public highway know as Sandy Lane Shedfield aforesaid to the Property between the points marked "A", "B" and "C" on the Plan</li> <li>5. "Right of Entry" means the right for one party or their servants agents or contractors hereto to enter onto the property of the other with or without plant and equipment with for the purpose of inspecting maintaining repairing renewing or relaying Service Media SUBJECT TO (a) the party exercising such right giving reasonable prior written notice (except in case of emergency) (b) causing as little disturbance and inconvenience as possible to the party over whose land such right is exercised and (c) promptly making good all damage and disturbance caused to the reasonable satisfaction of the party over whose land such right is exercised</li> </ol>







6. "Service Media" means (a) in the case of the Transferee such pipes wires conduits and cables as are necessary for the exercise of the rights to a supply of electricity and water hereinafter contained and (b) in the case of the Transferee such wires conduits and cables as are necessary for the exercise of the right to a supply of electricity hereinafter contained
7. "Service Charge" means 33% of the reasonable and proper cost incurred by the Transferor in maintaining repairing renewing or relaying (a) the Access-Way and (b) any Service Media the use of which is shared by the Transferor with the Transferee
8. "Disposal" means the transfer of the freehold interest in or the grant of any leasehold interest for a term greater than three years over the Property or any part thereof
9. "Deed of Covenant" means a Deed of Covenant in the form annexed hereto

#### 12.2 Rights granted for the benefit of the property

1. A right of way with or without vehicles at all times and for all purposes in connection with the use and enjoyment of the Property over along the Access-way
2. A right (subject to the reserved right herein contain to re-position the same) to take a supply of electricity by way of cable or cables under the Retained Land between the points marked "G" and "H" and "H" and "K" on the Plan together with a Right of Entry
3. A right (subject to the reserved right herein contained to re-position the same) to take a supply of water by way of pipe or pipes under the Retained Land between the points marked "E" and "F" on the Plan together with a Right of Entry

SUBJECT in all cases to the payment by the Transferee of the Service Charge

#### 12.3 Rights reserved for the benefit of other land

1. A right to take a supply of electricity by way of cable or cables under the Property between the points marked "H" and "L" on the Plan together with a Right of Entry
2. The right (at its own cost) to reposition the Service Media under the Retained Land subject (a) to giving to the Transferee reasonable prior written notice (b) causing as little disturbance and inconvenience as possible and (c) ensuring that any replacement pipes wires or conduits are of no less quality and capacity as those existing as at the date hereof

#### 12.4 Restrictive covenants by the transferee

1. Not to cause or to cause or permit by others the obstruction of the Access-Way

Include words of covenant.



2. Not to cause or cause or permit by others any damage to the surface or sub-surface of the Access-Way and in the event of such damage being caused to forthwith re-instate and make good the Access-Way to the full satisfaction of the Transferor
3. Not to effect any Disposal at any time without first (and at the cost of the Transferee) procuring that the person to whom such Disposal is made has first executed and delivered to the Transferor a Deed of Covenant

#### 12.5 Positive Covenants by the Transferee

1. To pay promptly on demand the Service Charge
2. To maintain in good and substantial condition at all time after the date hereof good quality [stock-proof] fencing on any boundary between the Property and the Retained Land

Include words of covenant.

#### 12.6 Restrictive covenants by the transferor

1. Not to permit or to cause or permit by others the obstruction of the Accessway

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

#### 12.7 Other

#### Agreements & Declarations

It is hereby agreed and declared by the parties hereto that:

1. Any reference to "Transferor" or "Transferee" shall include the respective successors in title of those parties
2. Any covenant entered into by a party to this Deed shall be deemed to bind the property of the party entering into it into whosoever hands the same may come for the benefit and protection of the property of the other party into whosoever hands the same may come
3. Any reference herein to the plural shall include the singular and vice-versa
4. Any reference to a specific gender herein shall (where the context so requires) shall include all genders

5. That there is not included in the transfer of the Property to the Transferee any right easement or privilege other than such as may be specifically granted herein.

#### Restriction on Title

The Transferee hereby applies for the entry of the following restriction against the Transferee's title to the Property and shall procure that such restriction has priority to any mortgage or charge entered into by the Transferee:

*"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered not being a charge registered before the entry of this restriction is to be registered without a written consent signed by Phillimore Estates Limited of Clock Offices High Street Bishops Waltham Southampton or its conveyance that the provisions of clause 12.4.3 of a Transfer dated 8-3-2019 and made between Phillimore Estates Limited (1) and Paul Jason Mifsud and Jane Louise Mifsud (2) have been complied with or do not apply to the disposition "*

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.

### 13 Execution

Executed as a Deed by the said

**PHILLIMORE ESTATES LIMITED**

acting by:

.....  
Director

in the presence of:

Witness:

Name:

Address:

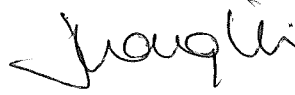
Executed as a Deed by the said

Paul Jason Mifsud



in the presence of:

Witness:



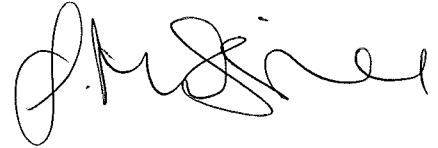
Name:

Address:

Jill Loughlin  
Larcomes LLP  
168 London Road  
Portsmouth  
PO2 9DN

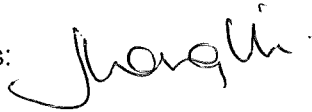
Executed by the said

Jane Louise Mifsud



In the presence of:

Witness:



Name:

Address:

Jill Loughlin  
Larcomes LLP  
168 London Road  
Portsmouth  
PO2 9DN

**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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## Deed of Covenant

This Deed of Covenant is made the \_\_\_\_\_ day of \_\_\_\_\_ 20[ ] between

(1) [

1('the **New Owner**') Phillimore Estates Limited of The Grange

Sandy Lane Shedfield Southampton SO32 2HQ (2) [ ]

(“The Covenantee”) and (3) [ ] (“the [Original][Existing]

**Covenantor')**

**NOW THIS DEED WITNESSES** as follows:

## 1. Definitions

**The Transfer** a deed dated [ ] 2019] and made between the Covantee(1) and [ ] (2)

**The Property** all that freehold property known as land on the west side of Sandy Lane  
Shedfield Southampton and registered at the Land Registry under  
title number HP[ ]

**The Covenantee** the person entitled to the benefit of the Covenant as mentioned in Clause [ ] of the Transfer (which expression shall include the Covenantee's heirs assigns and successors in title)

## 2. Recitals

2.1 This Deed is entered into pursuant to the obligations contained in the **Transfer**.

## 2.2 The New Owner has become the owner of The Land

### 3. Covenants

The **New Owner** covenants with the **Covenantee** in respect of the **Property** that the **New Owner** will at all times after the date of this Deed observe and perform all of the covenants conditions and obligations on the part of the Grantor contained in the **Transfer** whether running with the land or of a personal or collateral nature and will do and perform all acts and things as will be necessary or appropriate to enable the **Covenantee** to exercise its rights.

4. In consideration of the covenant entered into by the **New Owner** the **Covenantee** hereby releases the **[Original][Existing] Covenantor** from all liability attaching to all or any covenants conditions and obligations contained in or referred to in the **Transfer**

## 5. Restriction

5.1 The parties apply to the Chief Land Registrar to enter in the title to the **Property** a restriction that:

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by [ Phillimore Estates Limited] or their conveyancer..

5.2 The **Covenantee** will consent to the registration of the **Property** or any part of it or of any interest in it either if the disponent of the same has entered into a deed with the **Covenantee** in the form of this Deed (things being changed which ought to be changed) and the **Covenantee** has received the same from the disponent

**SIGNED and delivered as a deed**

**by [the New Owner]**

**In the presence of:-**

Signature of witness:\_\_\_\_\_

Name: \_\_\_\_\_

Address:\_\_\_\_\_

**SIGNED and delivered as a deed**

**by [Phillimore Estates Limited]**

**Acting by**

.....

**In the presence of:**

Signature of witness:

Name:

Address:

**SIGNED and delivered as a deed**

**by [the [Original]][Existing] Covenantor]**

**in the presence of:**

Signature of witness:

Name:

Address:

