

Date: 3 November 2023  
Our ref: 8TI/2030128.000293  
Your ref: S106/RR020/333 and 22/AP/1602  
DDI: +44 (0)20 3400 2875  
e-mail: Chloe.Allen@bclplaw.com

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**FAO: S106/CIL Monitoring Officer**  
Southwark Council  
Development Management  
Planning & Transport  
Chief Executive's Department  
PO Box 64529  
London  
SE1P 5LX



**By First Class Post**

Dear Sir/Madam

**Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 and other powers in relation to land known as Red Lion Court, 46-48 Park Street, London, SE1 9EQ dated 26 October 2023 and made between The Mayor and Burgesses of the London Borough of Southwark (1), LS Red Lion Court Limited (2), LS Red Lion Court Developer Limited (3) and Deutsche Trustee Company Limited (4) (the "Section 106 Agreement")**

We act on behalf of LS Red Lion Court Limited and LS Red Lion Court Developer Limited.

We are writing pursuant to clause 5.1.1 of the Section 106 Agreement, to notify the Council that on 2 November 2023 we submitted an application to the Land Registry pursuant to clause 8 of the Section 106 Agreement to note the Section 106 Agreement in the charges register of Title Numbers SGL327190 and SGL339200. Please find enclosed a copy of our application for your records:

- a copy of the submitted electronic AP1 application;
- a copy of the submitted UN1 application; and
- the electronic submission receipt.

We would be grateful if you could please acknowledge safe receipt of this letter and enclosures by email to Chloe Allen and Charlotte Scott at [Chloe.Allen@bclplaw.com](mailto:Chloe.Allen@bclplaw.com) and [Charlotte.Scott@bclplaw.com](mailto:Charlotte.Scott@bclplaw.com).

Yours sincerely

**Chloe Allen**

**Bryan Cave Leighton Paisner LLP**

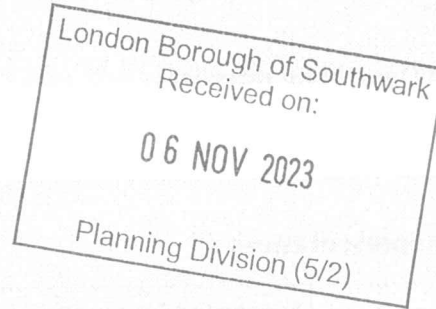
Encs.



# eDRS Submission Receipt



Matter: PC/BZB/2030128.000293  
Unique Id: 46759177-31663e872d074db0acec261379fdc0f0  
ABR: L194YDT  
Date Lodged: 02/11/2023



## Title Numbers

Type of registration: Dealing  
Dealing Title: SGL327190  
SGL339200  
The application affects: The whole of the titles(s)

## Property Details

Local Authority: Southwark  
Postcode: SE1 9EQ

## Application Documents, Application Values and Land Registry Fees

Application Document	Application Details
UN1	Price Paid: £0 Fee: £40

## Documents Lodged

Document	File Name	Certification
UN1	UN1(225959712.1).pdf	True Copy

Supporting Document	File Name	Certification
Evidence	S106 Agreement in respect of Red Lion Court dated 26 October 2023.pdf	Uncertified

## Parties

All Parties: LS RED LION COURT LIMITED (Company Number: 04165757)  
Southwark Council (Company Number: N/A)  
DEUTSCHE TRUSTEE COMPANY LIMITED (Company Number: 00338230)

## Lodging Conveyancer

Email: postcompletion@bcplaw.com  
Phone Number: 020 3400 2523

### Address(es) for service

The address(es) for service for each proprietor of the registered estate(s) to be entered in the register is:  
(For existing proprietors who are remaining in the register) The current address(es) for service in the register

### Disclosable Overriding Interests

This application does not relate to a registrable disposition and disclosable overriding interests do not affect the registered estate.

### Roles and Representatives

Party Name	Representing Conveyancer	Roles
LS RED LION COURT LIMITED	Bryan Cave Leighton Paisner LLP (Lodging Conveyancer)	Proprietor for UN1
Southwark Council	Firm: Southwark Council Name: Sophie Chapman Address: 160 Tooley Street, London SE1 2QH Reference: S106/RR020/333 and 22/AP/1602	ThirdParty for UN1
DEUTSCHE TRUSTEE COMPANY LIMITED	Firm: CMS Cameron McKenna LLP Name: Keeley Ellaway Address: 160, Aldersgate Street, London, England, EC1A 4DD Reference: Red Lion Court	Lender for UN1

# HM Land Registry

## Application to enter a unilateral notice

# UN1

To enter an agreed notice use Form AN1. To enter a notice to protect home rights use Form HR1.

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.

HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at [www.gov.uk/land-registry](http://www.gov.uk/land-registry).

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box and complete as necessary.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Complete details of charge if appropriate.

To find out more about our fees visit [www.gov.uk/government/collections/fees-land-registry-guides](http://www.gov.uk/government/collections/fees-land-registry-guides)

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

HM LAND REGISTRY USE ONLY  
Record of fees paid

Particulars of under/over payments

Reference number  
Fees debited £

London Borough of Southwark  
Received on:

06 NOV 2023

Planning Division (5/2)

1	Local authority serving the property:  Southwark				
2	Title number(s) of the property: SGL327190 and SGL339200				
3	Property: Red Lion Court, 46-48 Park Street, London, SE1 9EQ  The interest to be protected by the unilateral notice affects <input checked="" type="checkbox"/> the whole of the registered estate <input type="checkbox"/> part of the registered estate as shown:  <input type="checkbox"/> the registered charge dated _____ in favour of: _____				
4	Application and fee <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Application</td> <td style="width: 50%;">Fee paid (£)</td> </tr> <tr> <td>Entry of unilateral notice</td> <td>See e-AP1</td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input checked="" type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Entry of unilateral notice	See e-AP1
Application	Fee paid (£)				
Entry of unilateral notice	See e-AP1				

The applicant's statement in panel 11 or a conveyancer's certificate in panel 12 is sufficient. Supporting documents are not required but if you choose to enclose them list them here. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Original documents are only required if your application is a first registration, we will return the originals if a certified copy is supplied. If your application is not a first registration then we only need certified copies of deeds or documents you send to us with HM Land Registry application forms. Once we have made a copy of the documents you send to us, they will be destroyed, this applies to both originals and certified copies.

Provide the full name(s) of the person(s) applying for entry of the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company.

This panel must always be completed.

A key number is only available to professional customers, such as solicitors.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

Each applicant 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 email address.

5 Documents lodged with this form:

See e-AP1

6 The applicant:

LS Red Lion Court Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 04165757

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

7 This application is sent to Land Registry by

Key number (if applicable): 9187549

Name: Bryan Cave Leighton Paisner LLP

Address or UK DX box number:

76 King St, Manchester M2 4NH

Email address: [postcompletion@bclplaw.com](mailto:postcompletion@bclplaw.com)

Reference: PC/BZB/2030128.000293

Phone no: 020 3400 2523

Fax no:

8 Address(es) for service of each applicant. The address(es) will be entered in the register and used for correspondence and the service of notice:

100 Victoria Street, London, SW1E 5JL

9 The applicant as beneficiary applies for the entry of a unilateral notice against the title(s) referred to in panel 2

Complete this panel and either panel 11 or panel 12.

Place 'X' in the appropriate box and complete as necessary. See [practice guide 19](#) available on the GOV.UK website if you are unsure which option you need to select.

Set out the nature of the beneficiary's interest.

Complete this panel if a conveyancer is not lodging the application. If a conveyancer is lodging the application, the conveyancer may either complete panel 12 and leave this panel blank, or arrange for the applicant to complete this panel.

See the warnings at the end of this form.

10 Entitlement to apply

The applicant has an interest in the property as set out in the statement in panel 11 or the conveyancer's certificate in panel 12 and

The applicant has made the statement in panel 11

The certificate in panel 12 has been completed by a conveyancer on behalf of the applicant

11 The applicant is interested in the property described in panel 3 as:

The interest described above is neither a public right nor a customary right.

Signature of applicant: .....

Set out the nature of the beneficiary's interest.

Only complete this panel if a conveyancer is lodging the application.

See the warnings at the end of this form.

12 I certify that the applicant is interested in the property described in panel 3 as:

The applicant is the registered proprietor of the freehold title SGL327190 and the leasehold title SGL339200 (the "Title"). The applicant has entered into a Section 106 Agreement dated 26 October 2023 made between (1) The Mayor and Burgesses of the London Borough of Southwark, (2) the applicant, (3) LS Red Lion Court Development Limited and (4) Deutsche Trustee Company Limited (the "**Section 106 Agreement**"). It has been agreed with The Mayor and Burgesses of the London Borough of Southwark, that the Section 106 Agreement would be noted against the Title.

I certify that the interest described above is neither a public right nor a customary right.

Signature of conveyancer: Bryan Cave Leighton Paisner LLP

The conveyancer's full name is: Bryan Cave Leighton Paisner LLP

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

13

Signature of applicant  
or their conveyancer: Bryan Cave Leighton Paisner LLP

Date: 2 November 2023

**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.

Section 77 of the Land Registration Act 2002 imposes a duty not to apply for the entry of a notice without reasonable cause; anyone in breach of this duty may be liable to damages to anyone who suffers loss in consequence.



# HM Land Registry

## Application to change the register

London Borough of Southwark  
Received on:  
06 NOV 2023  
Planning Division (5/2)

# AP1

**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.

HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at [www.gov.uk/land-registry](http://www.gov.uk/land-registry).

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

HM LAND REGISTRY USE ONLY  
Record of fees paid

Particulars of under/over payments

Reference number  
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Enter the title number of each title that requires an entry to be made in that register.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the plan to the transfer dated .....':

To find out more about our fees visit [www.gov.uk/government/collections/fees-land-registry-guides](http://www.gov.uk/government/collections/fees-land-registry-guides)

Remember restrictions in deeds may apply to other deeds of lower priority in this list, unless you specify otherwise.

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property: Southwark Full postcode of property (if any): SE1 9EQ																		
2	Title number(s) of the property: SGL327190 and SGL339200																		
3	The application affects <input checked="" type="checkbox"/> the whole of the title(s) <input type="checkbox"/> part of the title(s) as shown:																		
4	<p>Application, priority and fees</p> <table border="1"> <thead> <tr> <th>Applications in priority order</th> <th>Price paid/Value (£)</th> <th>Fees paid (£)</th> </tr> </thead> <tbody> <tr> <td>UN1</td> <td></td> <td>40</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: right;">Total fees (£)</td> <td>40.00</td> </tr> </tbody> </table> <p>Fee payment method  <input checked="" type="checkbox"/> cheque made payable to 'Land Registry'  <input type="checkbox"/> direct debit, under an agreement with Land Registry         </p>	Applications in priority order	Price paid/Value (£)	Fees paid (£)	UN1		40										Total fees (£)		40.00
Applications in priority order	Price paid/Value (£)	Fees paid (£)																	
UN1		40																	
Total fees (£)		40.00																	

List the documents lodged with this form. We only need certified copies of deeds or documents you send to us with HM Land Registry application forms. Once we have made a copy of the documents you send to us, they will be destroyed, this applies to both originals and certified copies

Provide the full name(s) of the person(s) applying to change the register. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant 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.

Enter the overseas entity ID issued by Companies House for the applicant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

**This panel must always be completed.**

A key number is only available to professional customers, such as solicitors.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

Complete this panel if you want us to notify someone else that we have completed this application.

Place 'X' in the appropriate box.

In this and panel 10, each proprietor 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 email address.

5 Documents lodged with this form:

UN1

Evidence

6 The applicant:

LS Red Lion Court Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

04165757

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

7 This application is sent to Land Registry by

Key number (if applicable): Not applicable for e-submission

Name: Bryan Cave Leighton Paisner LLP

Address or UK DX box number:

Governors House, 5 Laurence Pountney Hill  
London, EC4R 0BR

Email address: [postcompletion@bclplaw.com](mailto:postcompletion@bclplaw.com)

Reference: PC/BZB/2030128.000293

Phone no: 020 3400 2523

Fax no:

8 Third party notification

Name:

Address or UK DX box number:

Email address:

Reference:

9 The address(es) for service for each proprietor of the registered estate(s) to be entered in the register is

the address of the property (where this is a single postal address)

the address(es) for service from the transfer/assent

(for existing proprietors who are remaining in the register) the current address(es) for service in the register

the following address(es):

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 9.

Complete as appropriate where the lender 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.

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Section 27 of the Land Registration Act 2002 lists the registrable dispositions.

Rule 57 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

**Full details of the evidence of identity that is required can be found in Practice Guide 67 and in 'Completing the evidence of identity panels on forms AP1, FR1, and DS2' both of which can be found on the GOV.UK website.**

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

10 Name and address(es) for service of the proprietor of any new charge to be entered in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

11 Disclosable overriding interests

This application relates to a registrable disposition and disclosable overriding interests affect the registered estate.

12 Confirmation of identity

When registering transfers, charges, leases and other dispositions of land, or giving effect to a discharge or release of a registered charge, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.

Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 13(2) applies.

'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.

If this application is to register a transfer, lease or charge, or to give effect to a discharge in Form DS1 or a release in Form DS3 complete one of the following

I am a conveyancer, and I have completed panel 13

I am not a conveyancer, and I have completed panel 14

13 Where the application is sent to Land Registry by a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered state in the table below the details of the conveyancer (if any) who represented them.

Where a party is not represented by a conveyancer you must also complete (2) below.

Place 'X' in the box in the second column if the person or firm who is sending the application to HM Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

A separate box is provided, or can be added, for each party, as required by panel 13(1). That includes separate boxes for attorneys and donors where appropriate.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference
LS Red Lion Court Developer Limited	<input checked="" type="checkbox"/>	Reference:
Southwark Council	<input type="checkbox"/>	Sophie Chapman (sophie.chapman@southwark.gov.uk) Reference: S106/RR020/333 and 22/AP/1602
Deutsche Trustee Company Limited	<input type="checkbox"/>	Keeley Ellaway (keeley.ellaway@cms-cmno.com) Reference: Red Lion Court
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

If you are sending an application to give effect to a discharge in Form DS1 or release in Form DS3 for each lender, state in the table below the details of the conveyancer (if any) who represented them.

Where a lender is not represented by a conveyancer you must also complete (2) below.

Place 'X' in the box in the second column if the person or firm who is sending the application to HM Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

A separate box is provided, or can be

Name of lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:

added, for each party, as required by panel 13(1). That includes separate boxes for attorneys and donors where appropriate.

Reference:

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

**Evidence of identity is defined in panel 12. Full details of the evidence of identity that is required can be found in Practice Guide 67 available on the GOV.UK website.**

(2) Evidence of identity

Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer

I confirm that I am satisfied that sufficient steps have been taken to verify the identity of

and that they are the registered proprietor or have the right to be registered as the registered proprietor

I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above

14 Where the application is sent to Land Registry by someone who is not a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

If the party is not represented insert 'none' in the second column.

A separate box is provided, or can be added, for each party, as required by panel 14(1). That includes separate boxes for attorneys and donors where appropriate.

Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference
	Reference:
	Reference:
	Reference:
	Reference:

	Reference:
--	------------

If you are sending an application to give effect to a discharge in Form DS1 or release in Form DS3, for each lender state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

Name of lender	Conveyancer's name, address and reference
	Reference:
	Reference:

If the party is not represented insert 'none' in the second column.

A separate box is provided, or can be added, for each party, as required by panel 14(1). That includes separate boxes for attorneys and donors where appropriate.

(2) Evidence of identity

- for each applicant named in panel 6 is enclosed
- for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

Place 'X' in the appropriate box(es).

**Evidence of identity is defined in panel 12. Full details of the evidence of identity that is required can be found in 'Completing the evidence of identity panels on forms AP1, FR1, and DS2' available on the GOV.UK website.**

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

15

Bryan Cave Leighton Paisner

Signature of conveyancer: \_\_\_\_\_

Date: 02/11/2023

OR

Signature of applicant: \_\_\_\_\_

Date: \_\_\_\_\_

**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.