



Delivered by



Charles Americanos  
Retirement Capital  
Venture Wales Building  
Pentrebach  
Merthyr Tydfil  
CF48 4DR

389



Date  
22 October 2024

Your ref  
IOW LAND

Our ref  
V868TPT

Title number **IW16799**

Property **land lying to the East of Pelham Road,  
Cowes**

Proprietor/Applicant **Fawad Rahimi**

Enclosures **AP1**

Dear Customer

I am writing to inform you that your application affecting the above property, received on 11 October 2024 is being processed, but cannot be completed until you are able to deal with the following:

1. The Transfer deed lodged for registration was dated 31 January 2023, however the application was not lodged until 11 October 2024. Please provide an explanation as to why the forms were lodge lodged at the time of completion.
2. Please complete panel 14 of the enclosed application form AP1. The names of **all** parties to the (deed) must be entered in separate boxes in the first column and the details of the conveyancer(s) (if any) who represented the parties must be entered in the second column. If any of the parties was not represented, you must indicate this by writing "None" against the party's name.
3. If not represented by a conveyancer, we will require evidence of identity on behalf of **all** parties to the deed.

If possible, this should be done using form **ID1**. You can view and download this form from our website at <https://www.gov.uk/government/publications/verify-identity-citizen-id1>. Each person must complete section A of form **ID1** and section B must be completed by either a Solicitor, Licensed Conveyancer, Notary Public, Barrister or Chartered Legal Executive. Please note that at present it is not possible to attend an office of HM Land Registry to have your identity verified.

HM Land Registry  
Citizen Centre  
PO Box 74  
Gloucester  
GL14 9BB

DX 321601 Gloucester 33

Tel 0300 006 0411  
Customersupport  
@mail.landregistry.gov.uk

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

If you are unable to have your identity verified by the appropriate person using form ID1, you can consider the alternative method of verification, using form **ID3**. Further information on the alternative method can be found in our practice guide 67: evidence of identity (<https://www.gov.uk/government/publications/evidence-of-identity-conveyancers>). Section 3.2 of the guide clearly explains who can verify your identity, PROVIDED both you and the verifier hold a current UK, Channel Islands or Isle of Man full passport and the verifier has known you for at least 12 months.

One of the conditions for verifying identity by using form ID3 is that a copy of the personal details pages of the passports for both the person whose identity was verified and the verifier must be lodged with the identity form.

Please note, further points may arise once we are in receipt of the above information.

Please reply as soon as possible. We would appreciate an early response, as this will assist us to complete your application promptly. When you reply it would be helpful if you could quote our reference. Please also remember to return any enclosed documents.

**If you need legal advice please consult a suitably qualified legal adviser. HM Land Registry cannot give you legal advice.**

Yours faithfully

Zoe John  
0300 006 0411

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.

Where the application is sent to HM Land Registry by a private individual, payment must be by way of postal order or cheque made payable to HM Land Registry.

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

1	Local authority serving the property: <b>COWES TOWN COUNCIL</b>		
	Full postcode of property (if any): <b>PO31 7DN</b>		
2	Title number(s) of the property: <b>1W16799</b>		
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	Application, priority and fees		
	Applications in priority order	Price paid/Value (£)	Fees paid (£)
		<b>45.00</b>	<b>45.00</b>
	Total fees (£)		<b>45.00</b>
	Fee payment method <input checked="" type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry		

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

TRANSFER RECEIVED  
FROM CONVEYANCING  
SOLICITOR

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 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.

This panel must always be completed.

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.

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 electronic address.

6 The applicant:  
INFOMATRIX ONEVIEW PENSION TRUST - C AMERICANOS

For UK incorporated companies/LLPs

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

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):

Name: CHARLES AMERICANOS

Address or UK DX box number:

RETIREMENT CAPITAL, DATA PROCESSING CENTRE,  
VENTURE WALES BUILDING, MERTHYR TYDFIL  
INDUSTRIAL PK. PENTREBACH, MERTHYR TYDFIL, CF48  
4DR

Email address: Charles.amERICANOS@gmail.com

Reference: IOW LAND

Phone no: 07866602566

Fax no: n/a

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)

X ☐ 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):



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 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.

For UK incorporated companies/LLPs

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

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom 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

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

Place 'X' in the box in the second column if the person or firm who is sending the application to 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.

# (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.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:
	<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 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.

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

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

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.

Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference
CHARLES AMERICANOS	NONE  Reference:
	  Reference:
	  Reference:

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

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.

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:

(2) Evidence of identity

☐ for each applicant named in panel 6 is enclosed

X ☐ for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

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

Date:

OR

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

Date: 24/11/2023

#### 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.

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