

# Gillian Fazan & Co Solicitors

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Sent by email to:  
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Our ref: TB/ Alimadadian  
Your ref: Gavin McCloskey  
11 June 2009

Dear Gavin

**Transfer of Orthosmile 230 Staines Road Hounslow Middlesex TW3 3LR- £300,000**  
**Transfer of 8 Netherwood Road London W14 0BJ- £430,000**

Thank you for your letter of 10<sup>th</sup> June instructing us to act on behalf of the Trustees of the Tile Land Executive (Majid Alimadadian, Elham Alimadadian and Kul Sulh) regarding the acquisition of the above properties. This shall be by way of an in-specie contribution of £300,000 for the above Staines Road property and £430,000 in relation to the Netherwood Road property with approximately £265,000 being in-specie and the balance being a purchase by the Scheme.

Please note that our service is in relation to the transfers of both properties to the Pension Scheme, we shall then complete the SDLT returns before registration of the transfer at the Land Registry.

On the Staines Road property, we shall then draft a commercial lease from the pension scheme back to the dental practice, unless this is expressly requested.

For the transfers and registrations we estimate that our fees in relation to the above shall be £450.00 plus VAT (£67.50) Total= £517.50. We will charge a further £375.00 plus VAT (£56.25) for the drafting of the commercial lease= £431.25. Total fees= £948.75

In addition to this we estimate the following disbursements:

A.Land Registry copy of title and plan of land-	£7.06.
B.Land Registration fees-	£440.00
C. SDLT fees- (£9,000.00 & £12,900)	£21,900

Total= £22,347.06 plus fees= **£23,295.81**

1. I attach our Standard Terms and Conditions of Business in duplicate for the trustees to read. If in agreement please ask them to sign and return one copy to this office. I shall also require their passports or drivers licence and copies of utility bills (gas or electric) not more than 3 months old, or a water or council tax bill as evidence of each of their addresses.

2. The usual searches will need to be done unless we receive specific instructions not to carry out any searches from the trustees- we will treat this as an indemnity in relation to any future losses incurred as a result of the absence of local, land charges, water, drainage, environmental, chancel and Land Registry Priority searches- and any other searches reasonably considered usual for the location of the above property.

3. Do you have a current market valuation of the property ?

4. Please indicate the market rent for the property and whether the lease back to the dental practice should be for the market rent.

5. Please confirm the in-specie- purchase split in relation to the Netherwood property and whether the transfer date has to be backdated to 1<sup>st</sup> April 2008.

I shall be handling this matter, however, if you are dissatisfied with our service in any way please contact Gillian Fazan at our above Torquay branch. Should the case-handler change we shall inform you of this.

I hope to provide you with a speedy and efficient service and look forward to hearing from you. If you wish to discuss any aspect of this transaction please do not hesitate to contact me.

Yours sincerely

*Tony Bayagbona*

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