

Title Number : LN54414

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 17 JUN 2021 at 15:01:53 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN54414
Address of Property	: 45 Grafton Way, London (W1T 5DQ)
Price Stated	: £1,960,000
Registered Owner(s)	: NUMEROSA MANAGEMENT LIMITED (incorporated in Isle of Man) of Fernleigh House, Palace Road, Douglas, Isle of Man, IM2 4LB.
Lender(s)	: Bank of Scotland PLC

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 JUN 2021 at 15:01:53. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

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- 1 (17.01.1912) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 45 Grafton Way, London (W1T 5DQ).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (30.07.2007) PROPRIETOR: NUMEROSA MANAGEMENT LIMITED (incorporated in Isle of Man) of Fernleigh House, Palace Road, Douglas, Isle of Man, IM2 4LB.
- 2 (30.07.2007) The price stated to have been paid on 6 June 2007 was £1,960,000.
- 3 (30.07.2007) A transfer dated 6 June 2007 made between (1) Ghansham Girdharimal Samtani and (2) Numerosa Management Limited contains purchaser's personal covenants.
NOTE: Copy filed.
- 4 (05.04.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 March 2013 in favour of Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (05.04.2013) REGISTERED CHARGE dated 12 March 2013.
- 2 (05.04.2013) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Credit Fulfilment, Level 5, 110 St Vincent Street, Glasgow G2 5ER.
- 3 (30.10.2017) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

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Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	30.10.2017	45 Grafton Way (ground and basement floor)	24.10.2017 From 24.10.2017 ending on 24.3.2037	NGL974099

NOTE: The lease includes also other land.

End of register