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## Official copy of register of title

Title number NGL898477

Edition date 07.08.2013

- This official copy shows the entries on the register of title on 21 JAN 2014 at 15:50:19.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 21 Jan 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Croydon Office.

## A: Property Register

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

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- 1 (06.12.1926) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 78 Guilford Street, London (WC1N 1DF).
- 2 (29.07.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (05.09.1996) The land tinted pink on the title plan has the benefit of the following rights reserved by a Transfer of 13 to 17 (all) Grenville Street dated 6 August 1996 made between (1) University College London Hospitals National Health Service Trust and (2) H Page & Sons Limited:-

EXCEPTING AND RESERVING to the Transferor and the owner or occupiers for the time being of the adjacent land in the ownership of the Transferor and each and every part thereof and any adjoining land the right of subjacent and lateral support and protection from the Property for the building or buildings on the Transferor's adjoining land.

- 4 (20.12.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 20 November 2006 made between (1) Hugh Alexander Stevenson and others and (2) Safeland plc.

*NOTE: Copy filed under NGL767897.*

- 5 (20.12.2006) The Transfer dated 20 November 2006 referred to above contains a provision as to light or air.

- 6 (26.06.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NGL935220 on the title plan dated 17 April 2013 made between (1) Amir Properties Limited and (2) Dakota International Investments Limited.

*NOTE: Copy filed under NGL935220.*

## A: Property Register continued

7 (26.06.2013) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.

8 (11.07.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of 79 Guildford Street dated 6 June 2013 made between Russell Building & Developments Limited and Ivan Julian Massow.

*NOTE: Copy filed under NGL935331.*

9 (07.08.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 12 June 2013 made between (1) Amir Properties Limited and (2) Ferrous Technologies Limited.

*NOTE: Copy filed.*

10 (07.08.2013) The Transfer dated 12 June 2013 referred to in the Charges Register contains a provision as to light or air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

## 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 (07.08.2013) PROPRIETOR: FERROUS TECHNOLOGIES LIMITED (incorporated in Guernsey) of 78 Guilford Street, London WC1N 1DF.

2 (07.08.2013) The price stated to have been paid on 12 June 2013 was £2,950,000.

## C: Charges Register

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

1 An Agreement dated 4 January 1961 and made between (1) The National Hospital Queen Square for the Relief and Cure of Diseases of the Nervous System including Paralysis and Epilepsy (commonly called or known as The Chartered Society of Queen Square) and (2) The Imperial London Hotels Limited relates to the proposed heights of buildings.

*NOTE: Copy filed under LN122921.*

2 (28.05.2013) An Agreement dated 22 May 2013 made between (1) Amir Properties Limited (2) Bridgeco Limited and (3) The Mayor and Burgesses of the London Borough of Camden pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of 78 Guilford Street.

*NOTE: Copy filed.*

## End of register