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Official copy of register of title

Title number NGL407295

Edition date 28.10.2013

- This official copy shows the entries on the register of title on 21 JAN 2014 at 15:44:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- 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 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CAMDEN

- 1 (13.10.1981) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 87, Marlborough Mansions, Cannon Hill, London (NW6 1JT).

NOTE: Only the lower ground floor flat is included in the title.

- 2 The freehold estate in the title and other land was formerly Copyhold of the Manor of Hampstead and on enfranchisement thereof there were excepted the mines and minerals and rights referred to in Section 48 of the Copyhold Act 1852. Such mines and minerals and rights are not included in this registration
- 3 (13.10.1981) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 30 September 1981
 Term : 120 years from 25 December 1980
 Rent : £1
 Parties : (1) Capitalbest Limited
 (2) Gary David Shaw
- 4 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 6 The landlord's title is registered.

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 (03.05.1994) PROPRIETOR: NARENDRA NATH MAHESHWARI and SUDHA MAHESHWARI of 87 Marlborough Mansions, Cannon Hill, Hampstead, London NW6 1JT.
- 2 (03.05.1994) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (03.05.1994) The covenants implied under section 24(1)(a) of the Land Registration Act 1925 in the Transfer to the proprietor are modified.
- 4 (28.10.2013) 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 11 October 2013 in favour of Barclays Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the freehold estate in the land in this title and other land dated 10 October 1900 made between (1) The National Freehold Land and Building Society (2) Ernest Owers (Vendor) and (3) John Evelyn Kingston Morley and Caroline Woodburn MacGregor (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (28.10.2013) REGISTERED CHARGE dated 11 October 2013.
- 3 (28.10.2013) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of Mortgage Loan Services (Buy To Let), P.O. Box 274, Leeds LS11 1FR.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 10 October 1900 referred to in the Charges Register:-

"Subject as to such part thereof as formerly formed part of the Cock and Hoop Field to the Stipulations set out in the Second Schedule hereto so far as the same are now in force and affect such premises and as to the remaining part thereof to a covenant not to permit or suffer any hospital for infectious diseases or any gas or other noxious works or any manufactory to be erected set up or carried on in or upon the said premises or any part thereof.

THE SECOND SCHEDULE above referred to

1. To maintain the land between the buildings erected and Cannon Hill Road in front thereof as forecourts or gardens only.

2. The remainder of the land hereby conveyed other than the sites of the Residential Flats now built on part thereof is to be laid out and used as forecourts or gardens only.

3. Not to do or allow anything which may be a nuisance annoyance or disturbance to the Vendor or the persons deriving title under him or the owners or occupiers of the adjoining or adjacent property.

4. No trade or business whatsoever shall be carried on upon any of the buildings to be erected upon the said piece of land and no building is to be used as or for a School College public or private Lunatic Asylum Hospital or Public Institution or otherwise than as private residences or private flats or for the profession of Solicitors Architects Surgeons Physicians Dentists or Artists with power to affix a name plate not larger than 12 inches by six inches to the outer and

Schedule of restrictive covenants continued

inner door of any such flat and to use a lamp of the ordinary size and description used by Medical men for such purposes and no building shall be erected on the said piece of land having a greater height than the highest part of Wellesley House. The parts not built on of the said land hereby conveyed shall be used for the forecourts or private gardens attached to the buildings and for no other purposes."

NOTE: Cannon Hill Road is now Cannon Hill.

End of register