

13/DS/0025.

Title Number : LN175766

This title is dealt with by 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 18 APR 2013 at 12:08:37 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN175766
Address of Property	: 10 Cricklewood Broadway, London (NW2 3HD)
Price Stated	: Not Available
Registered Owner(s)	: MAHENDRA HEMRAJ SHAH, NIRMAL DEVCHAND SHAH and FARHANA ABDULLAH care of 104 Paxford Road, North Wembley, Middx HA0 3RH.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 APR 2013 at 12:08:37. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

CAMDEN

- 1 (07.07.1922) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Cricklewood Broadway, London (NW2 3HD).

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 (08.03.2007) PROPRIETOR: MAHENDRA HEMRAJ SHAH, NIRMAL DEVCHAND SHAH and FARHANA ABDULLAH care of 104 Paxford Road, North Wembley, Middx HA0 3RH.
- 2 (13.09.1993) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 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.
- 2 (27.11.2007) An Agreement dated 8 October 2007 made between (1) Mahendra Hemraj Shah, Nirmal Devchand Shah and Farhana Abdullah and (2) The Mayor and Burgesses of The London Borough Of Camden pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) contains provisions relating to the development of the land in this title.

NOTE: Copy filed.

Schedule of notices of leases

- | | | | |
|---|-------------------------------------------------------------------------|-------------------|----------------------------------------------|
| 1 | 13.11.1987
NGL602791
Edged and
numbered 1 in
blue (part of) | First floor flat | 30.10.1987

99 years from
29.9.1987 |
| 2 | 21.04.1988
NGL613269
Edged and | Second floor flat | 19.01.1988

99 years from |

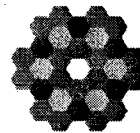
Schedule of notices of leases continued

	numbered 1 in blue (part of)		29.9.1987
3	05.01.2012 NGL923213 Edged and numbered 1 in blue (part of)	10 Cricklewood Broadway (ground floor)	27.07.2011 15 years from 27.07.2011

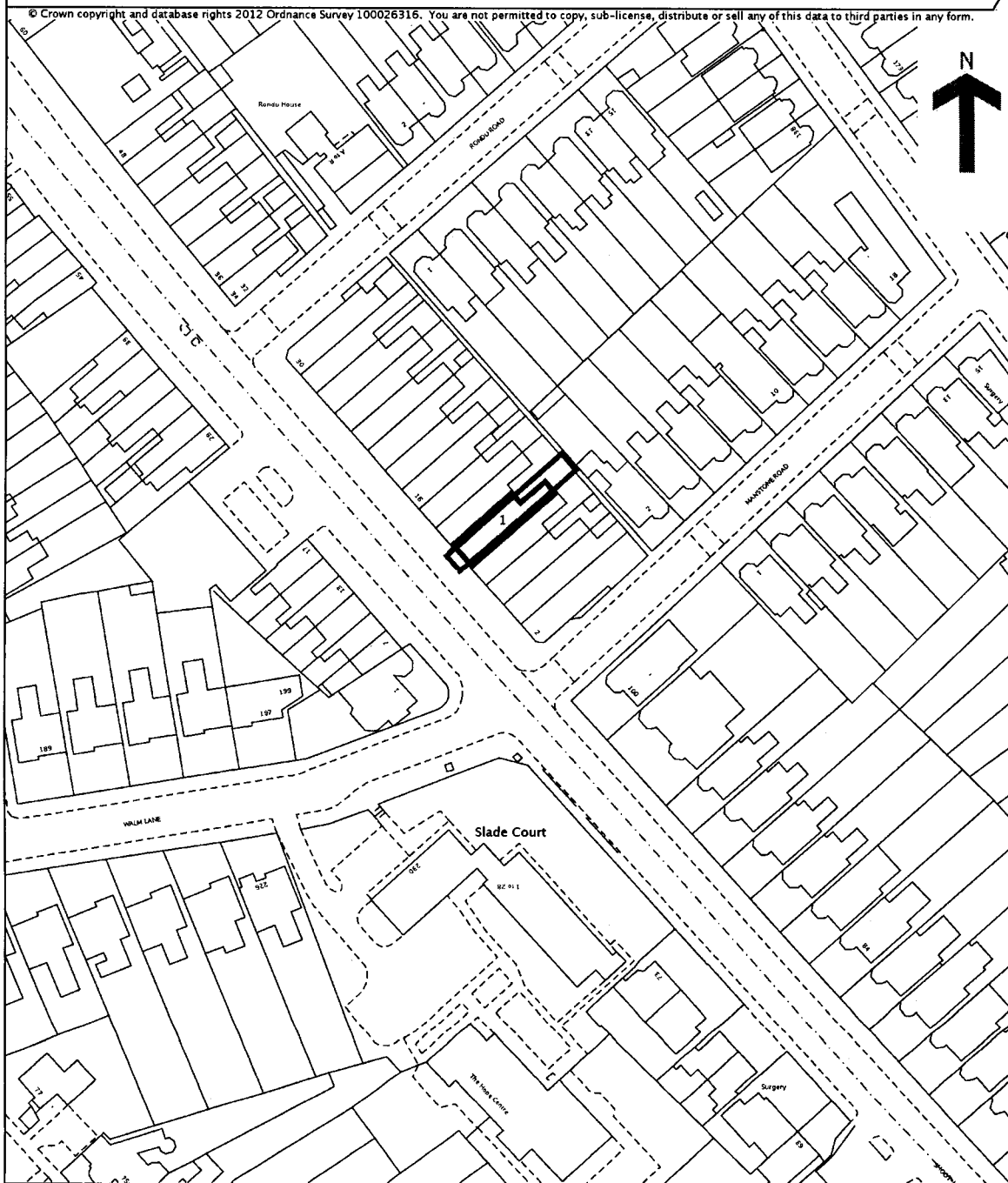
End of register

Land Registry Current title plan

Title number **LN175766**
Ordnance Survey map reference **TQ2485SW**
Scale **1:1250**
Administrative area **Camden**



© Crown copyright and database rights 2012 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a copy of the title plan on 18 APR 2013 at 12:08:37. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

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

13/DS/0025

Title Number : NGL923213

This title is dealt with by 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 18 APR 2013 at 12:18:31 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL923213
Address of Property	: 10 Cricklewood Broadway, London (NW2 3HD)
Price Stated	: Not Available
Registered Owner(s)	: KHOSRO HAJIABDOLRAHMANIKHAJOUEI of 10 Cricklewood Broadway, London NW2 3HD.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 APR 2013 at 12:18:31. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

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 (05.01.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 10 Cricklewood Broadway, London (NW2 3HD).

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

- 2 (05.01.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 July 2011
Term : 15 years from 27 July 2011
Parties : (1) Mahendra Hemraj Shah, Nirmal Devchand Shah and Farhana
Abdullah
(2) Khosro Hajiabdolrahmanikhajouei
- 3 (05.01.2012) The Lease prohibits or restricts alienation.
- 4 (05.01.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (05.01.2012) 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 (05.01.2012) PROPRIETOR: KHOSRO HAJIABDOLRAHMANIKHAJOUEI of 10 Cricklewood Broadway, London NW2 3HD.

C: Charges Register

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

- 1 (05.01.2012) An Agreement dated 8 October 2007 made between (1) Mahendra Hemraj Shah, Nirmal Devchand Shah and Farhana Abdullah and (2) The Mayor and Burgesses of The London Borough Of Camden pursuant to section 106 of the Town and Country Planning Act 1990

C: Charges Register continued

(as amended) contains provisions relating to the development of the freehold estate in the land in this title.

NOTE: Copy filed under LN175766.

End of register

