

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **26 April 2004** at 14:12:36. **This date must be quoted as the 'search from date' in any official search application based on this copy.**

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 26 April 2004.

This title is dealt with by **Birkenhead (Rosebrae) District Land Registry.**

Land Registry

Title Number : **NGL489455**

Edition Date : 10 October 2003

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.

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (14 May 1984) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **33** Jefferson House, 11 Basil Street, London (SW3 1AX).

NOTE:-Only the Third Floor flat is included in the title.

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 6 April 1984
TERM : From 29.9.1979 to 1.9.2052
RENT : £300 rising to £1200 subject to review and additional rent
PARTIES : 1.Banwick Investments Limited
2.Pipers Enterprises Limited
3. 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.
4. (10 October 2003) The lessor's title is registered.



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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. (26 June 1991) PROPRIETOR(S): ARAS AL-JAFF of Flat 33, Jefferson House, 11 Basil Street, London SW3 1AX.
2. The covenants implied under section 24 (1)(a) of the Land Registration Act 1925 in the Transfer to the proprietor are negatived.
3. 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.
4. (10 October 2003) CAUTION in favour of STEEL SERVICES LIMITED
(Incorporated in the British Virgin Islands) care of CKFT Solicitors, 25/26 Hampstead High Street, London NW3 1QA. Ref: AS/17/STEEL.

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 tinted blue on the filed plan and other land dated 16 June 1903 made between (1) The Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) The Honourable Ralph Pelham Nevill (Purchaser) contains the following covenants:-

"AND the Purchaser with intent to bind all persons in whom the said piece of land shall for the time being be vested but so as not to be personally liable under this covenant after he has parted with the same hereby covenants with the Company their successors and assigns that he the Purchaser his heirs and assigns will henceforth observe and perform the stipulations contained in the first part of the schedule hereto affecting the said land

THE SCHEDULE above referred to

1. Not at any time to erect or permit to be erected on the said land any building or buildings exceeding 65 feet in height
 2. Not to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood
 3. Not to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residential flats only".
2. A Conveyance of the Freehold estate in the land tinted pink on the filed plan and other land dated 14 May 1905 made between (1) Belgravia Estate Limited (2) Alfred Thomas Hailey, John Joseph Deadman and (3) Alfred Thomas Hailey contains stipulations of which the following is a copy:-

"1. NOT at any time to erect or permit to be erected on the said land any building or buildings exceeding 65 feet in height

C: Charges Register continued

2. NOT to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character and not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood

3. Not to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residential flats only".

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.

