

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **12 August 2004** at 11:56:01. **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 12 August 2004.

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

Land Registry

Title Number : **BGL43656**

Edition Date : 15 April 2004

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.

KENSINGTON AND CHELSEA

1. (16 March 1995) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **7** Jefferson House, 11 Basil Street, London (SW3 1AX).

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

2. (16 March 1995) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 15 February 1995
TERM : From 29 September 1979 until 1 September 2052
RENT : £250 rising to £1200 and service charges
PARTIES : 1.Acrepost Limited
2.Joseph Giffen
3. (16 March 1995) 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. The lessor'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.

Sloan Developments sold the lease on this flat i.e. flat 7 to Andrew Ladsky on 28 November 2005

Title Absolute

With 'Steel Services' i.e. Mr Ladsky, it was party to the transaction when the penthouse flat, (title BGL 54 458), became a lessee of 'Airspace of Jefferson House', (title BGL 51 266)

1. (15 April 2004) PROPRIETOR: SLOAN DEVELOPMENTS LIMITED (Incorporated in the British Virgin Islands) of 7 Jefferson House, 11 Basil Street, London SW3 1AX.
2. (15 April 2004) The price stated to have been paid on 17 February 2004 was £175,000.
3. (15 April 2004) 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. (15 April 2004) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.

C: Charges Register

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

1. (16 March 1995) A Conveyance of the freehold estate in 11 and 13 Basil Street and other land dated 28 May 1903 made between (1) Belgravia Estate Limited (Company) (2) Alfred Thomas Hailey and John Joseph Deadman and (3) Sir Aubrey Edward Henry Dean Paul (Purchaser) contains the following covenants:-

AND the Purchaser for himself and his assigns hereby covenants with the Company and its assigns with intent to bind all persons in whom the premises hereby conveyed shall for the time being be vested but not so as to be personally liable in damages for any breach of such covenant after the Purchaser shall have parted with the premises hereby conveyed Not at any time to erect or permit to be erected on the premises hereby conveyed or any part thereof any building or buildings exceeding sixty five feet in height And not to use or permit to be used on the same premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or permit or suffer to be done upon the same premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining or adjacent property of the Company or its assigns or any person claiming through or under them And not to use or permit any part of the same premises to be used for any business or trade of any description but for purposes of a private residence or residential flats only.

NOTE:-A Memorandum is endorsed on the above-mentioned Conveyance that by a Deed dated 18 December 1903 (Sic) made between (1) Alfred Thomas Hailey

C: Charges Register continued

and John Joseph Deadman (2) Harrods Stores Limited and (3) Belgravia Estate Limited covenants were entered into limiting to sixty five feet the height of the buildings to be erected on (inter alia) the land comprised in the said Conveyance but neither the original nor a certified copy or examined abstract of the Deed referred to has been produced.

END OF REGISTER

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

