

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **26 April 2004** at 14:17:25. 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 : **BGL10950**

Edition Date : **17 February 2004**

As can be seen from **05.10.01** Land Registry letter to Nucleus, the title number was changed - and, as can also be seen e.g. in the Steel Services title at **22.02.06**

(Previous number was NGL404792 e.g. Steel Services at **01.06.01**)

A: Property Register

Rachman Andrew David Ladsky gave this apartment, i.e. # 9, as his address in his 26.03.07 pack of lies letter to my then employer KPMG.

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. (7 September 1981) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **9 Jefferson House**, 7 to 13 (odd) Basil Street, London (SW3 1AX).

NOTE:-Only the ground 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 : 22 June 1981
TERM : From 29.9.1979 to 1.9.2052
RENT : £150 rising to £600 subject to review and additional rent
PARTIES : 1.Banwick Investments Limited
2.Harold Spencer-Knott and Justina Spencer-Knott
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. 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.

Title Absolute

The evil, vampiric, Rachman landlord

1. (17 February 2004) **PROPRIETOR:** ANDREW DAVID LADSKY of 34 Jefferson House, Basil Street, London SW3 1AX.
 2. (17 February 2004) The price stated to have been paid on 24 September 2003 was £190,000.
 3. (17 February 2004) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
 4. (17 February 2004) **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 13 February 2004 in favour of Platform Funding Limited referred to in the Charges Register.
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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 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)

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 of 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. (17 February 2004) **REGISTERED CHARGE** dated 13 February 2004.

C: Charges Register continued

3. (17 February 2004) **PROPRIETOR:** PLATFORM FUNDING LIMITED (Co. Regn. No. 3456337) of Exchange Tower, 2 Harbour Exchange Square, London E14 9FR.
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END OF REGISTER

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

