

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 22 February 2006 at 11:03:06. 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 22 February 2006.

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

Apartment # 21 was for the porter

Land Registry

Title Number : **BGL37920**

Edition Date : 7 February 2006

As can be seen on the 4th page of the 04.03.03 letter 'from' Joan Hathaway, MRJ, to Brian Gale: "The old porter's flat was sold by the head-lessee at arm's length as part of the assets of the head-lessee and was not owned by the lessees of the property" BUT, in doing this, the Rachman landlord Andrew David Ladsky breached the Lease that requires having a resident porter.

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

- (01.06.2001) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 21 Jefferson House, 11 Basil Street, London, (SW3 1AX).

NOTE: Only the first floor flat is included in the title

- (01.06.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 3 May 2001
Term : From 25 March 2001 to 1 September 2052
Rent : £150 rising to £600 and additional rent
Parties : (1) Steel Services Limited
(2) Basil Street Properties Limited

From 2000, until at least Feb 06, it had a restriction in its favour on apartment # 34, owned by Ladsky.

- (01.06.2001) 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. Andrew Ladsky's
- (01.06.2001) The lessor's title is registered.
- 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.

f Basil St Properties was recorded in Markin Russell Jones expenses for the block at 1 Aug 2001 AS having generated a cost of £100 on 9 March 2001



B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

- Previous owner Basil & Properties (from 1 June 2001)

Title Absolute

1. (23.12.2005) PROPRIETOR: ANDREW DAVID LADSKY of Flat 21, Jefferson House, 11 Basil Street, Chelsea, London SW3 1AX.
2. (23.12.2005) The value stated as at 23 December 2005 was £125,000.
3. (23.12.2005) 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 21 December 2005 in favour of HSBC Private Bank (UK) Limited referred to in the Charges Register.

C: Charges Register

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

1. (01.06.2001) 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 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.

2. (23.12.2005) REGISTERED CHARGE dated 21 December 2005.

C: Charges Register continued

22 Feb 2006

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3. (23.12.2005) **PROPRIETOR:** HSBC PRIVATE BANK (UK) LIMITED (Co.
Regn. No. 499482) of 78 St. James's Street, London SW1A 1JB.
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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.



Supplied by Martin Russell Jones (to Nucleus CAB)

Prop	Fund	Heading	Exp date	Audit	Nominal	Analysis	Description	VAT code	VAT amount	Nett	Gross	
TE		Jefferson House										
		Service Charge										
		Repairs & Maintenance										
			5 Jan 2001	3949	CONTROL		Ford Heath - C/Heath Repair 33			112.80	112.80	
			5 Jan 2001	3950	CONTROL		Ford Heath - Leak Repair No 25			218.55	218.55	
			16 Feb 2001	4574	CONTROL		Brent Maint Drain Clearance			104.26	104.26	
			23 Feb 2001	4763	CONTROL		Fire Protection Services			167.06	167.06	
			9 Feb 2001	4904	CONTROL		Ford Heath - Rubbish Clearance			284.35	284.35	
			9 Feb 2001	4905	CONTROL		Reverse Transfer			-284.35	-284.35	
			2 Mar 2001	4957	CONTROL		Building Environment Hygiene			873.73	873.73	
			9 Mar 2001	5001	CONTROL	X	<u>Basil Street Properties</u>			<u>100.00</u>	<u>100.00</u>	
			23 Mar 2001	5396	CONTROL		Ford Heath - Roof Repair			1,399.30	1,399.30	
			23 Mar 2001	5398	CONTROL		Franchi & Co - Supply & Fit New Letter Box			115.39	115.39	
			12 Apr 2001	5866	CONTROL		Franchi - New Letter Box			164.50	164.50	
			12 Apr 2001	5867	CONTROL		Alpha Supplies - Light Bulbs			129.30	129.30	
			1 Apr 2001	5868	CONTROL		Ford Heath - New Light Fittings			546.38	546.38	
			6 Apr 2001	5869	CONTROL		Ford Heath - Gutter Clearance			103.40	103.40	
			12 Apr 2001	5872	CONTROL		Goodwood Properties - Repair Windows & Leak			489.14	489.14	
			6 Apr 2001	5875	CONTROL		Ford Heath - Repair leak from Flat 34			109.28	109.28	
			12 Apr 2001	5876	CONTROL		Ford Heath - Roof Repairs			628.86	628.86	
			11 May 2001	6295	CONTROL		Brent Maintenance - Drains Clearance			104.26	104.26	
			8 Jun 2001	6852	CONTROL		Ford Heath - Roof Repairs			681.50	681.50	
			15 Jun 2001	6993	CONTROL		Ford Heath - Repair Front Entrance Door			218.08	218.08	
			22 Jun 2001	7219	CONTROL		Ford heath - Repair Main Stop Cock Leak			111.63	111.63	
			12 Jan 2001	7526	CONTROL		City Service - Light Bulbs			7.38	7.38	
			1 Jan 2001	7696	CONTROL		Building Environmental - Maint Accral B/F			-218.43	-218.43	
			1 Jan 2001	7699	CONTROL		Ford Heath - Radiator Repair Accr B/F			-112.80	-112.80	
			1 Jan 2001	7700	CONTROL		Ford Heath - Cistern Repair Accr B/F			-218.55	-218.55	
			1 Jan 2001	7703	CONTROL		City Service - Light Bulb Accrual B/F			-7.38	-7.38	
			1 Jan 2001	7727	CONTROL		B A. Electrics - Refund Due B/F			217.65	217.65	
			Heading total								6,045.29	6,045.29
		Lift Maintenance & Repair										
			12 Jan 2001	3983	CONTROL		Amalgamated Lifts			124.55	124.55	
			9 Feb 2001	4417	CONTROL		British Telecom - Lift Phone			29.95	29.95	

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