

# OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **22 February 2006** at 11:05:10. **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.**

## Land Registry

Title Number : **NGL373333**

Edition Date : 31 January 2006

Note the 'apparent' position of **Steel Services** at the time: **27.02.06** title for **Lavagna Enterprises** v. its position:  
- at **22.11.96**  
- in mid **2001**  
- and **2 months later**;  
- in **2002**;  
- in **2003**;  
- and in **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. (08.05.1980) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **Jefferson House, 7 to 13** (odd) Basil Street, London (SW3 1AX).

NOTE: As to the part tinted blue on the title plan only the vaults and cellars are included in the title

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 31 March 1980  
Term : 73 years from 29 September 1979  
Rent : £3000 rising to £12000 and additional rent  
Parties : (1) The British Petroleum Pension Trust  
(2) Banwick Investments 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. The lessor's titles are registered. **Title BGL 51226**
5. (20.10.2004) As to the land edged and lettered X in green on the title plan only the **Air Space** abutting and above the level of the **surface of the roof of Jefferson House has been removed from this title.**

**It had been added to the title one year earlier, in 2003**



## B: Proprietorship Register

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

**= Thoroughly evil, vampiric, Rachman crook Andrew David Ladsky...  
....and his henchmen, Cawdery Kaye Fireman & Taylor (CKFT)...  
...who replaced another bunch of crooks: Laytons e.g. 2004 title**

### Title Absolute

1. (22.11.1996) PROPRIETOR: **STEEL SERVICES LIMITED** (incorporated in the **British Virgin Islands**) care of **CKFT Solicitors**, 25/26 Hampstead High Street, London NW3 1QA and of Beaufort House, Road Town, Tortola, British Virgin Islands.
2. (31.01.2006) 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 15 December 2005 in favour of **HSBC Private Bank** (UK) Limited referred to in the Charges Register.

**Same for  
Lavagna  
Enterprises  
- on the  
same date**

## C: Charges Register

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

1. 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. A Conveyance of the freehold estate in 9 Basil Street 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

**C: Charges Register continued**

22 Feb 2006  
Leasehold

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.
3. A Conveyance affecting the freehold estate in 7 Basil Street 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.
  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."
4. The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, passage and running of water, soil, gas and electricity, support, shelter and protection, entry and other rights as are granted by those leases.
5. (31.01.2006) REGISTERED CHARGE dated 15 December 2005.
6. (31.01.2006) PROPRIETOR: HSBC PRIVATE BANK (UK) LIMITED (Co. Regn. No. 499482) of 78 St. James's Street, London SW1A 1JB.

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**Schedule of Notices of Leases**

	<i>Registration date and Plan ref.</i>	<i>Property description</i>	<i>Date of lease and Term</i>	<i>Lessee's Title</i>
1.	31.03.1981	18 Jefferson House (First Floor Flat)	12.03.1981 29.9.1979 to 1.9.2052	NGL394431



## Schedule of Notices of Leases continued

	<i>Registration date and plan ref.</i>	<i>Property description</i>	<i>Date of lease and Term</i>	<i>Lessee's Title</i>
2.	30.04.1981	16 Jefferson House (First Floor Flat)	24.03.1981 29.9.1979 to 1.9.2052	NGL396251
3.	20.05.1981	12 Jefferson House (Ground Floor Flat)	07.05.1981 29.9.1979 to 1.9.2052	NGL397556
4.	13.07.1981	32 Jefferson House (Third Floor Flat)	06.07.1981 29.9.1979 to 1.9.2052	NGL401083
5.	03.07.1981	19 Jefferson House (First Floor Flat)	19.06.1981 29.9.1979 to 1.9.2052	NGL400509
6.	06.07.1981	10 Jefferson House (Ground Floor Flat)	08.05.1981 29.9.1979 to 1.9.2052	NGL400615
7.	21.07.1981	20 Jefferson House (first floor flat)	09.05.1981 29.9.1979 to 1.9.2052	NGL401770
8.	07.09.1981	15 Jefferson House (first floor flat)	22.06.1981 29.9.1979 to 1.9.2052	NGL404791
9.	07.09.1981	9 Jefferson House (Ground Floor Flat)	22.06.1981 29.9.1979 to 1.9.2052	BGL10950
<b>Title number changed to BGL 10950 - Andrew Ladsky's apartment from Feb 04</b>				
10.	16.11.1981	8 Jefferson House (Ground floor flat)	25.09.1981 29.9.1979 to 1.9.2052	NGL409586
11.	06.05.1982	35 Jefferson House (fourth floor flat)	14.04.1982 29.9.1979 to 1.9.2052	NGL421710
12.	03.08.1982	4 Jefferson House (Basement Flat)	23.07.1982 29.9.1978 to 1.9.2052	NGL429501
13.	13.08.1982	1 Jefferson House (Basement Flat)	27.07.1982 29.9.1979 to 1.9.2052	NGL430492
14.	29.03.1983	34 Jefferson House (Fourth Floor Flat)	31.01.1983 29.9.1979 to 1.9.2052	NGL450907
15.	08.04.1983	6 Jefferson House (Lower ground floor flat)	07.01.1983 29.9.1979 to 1.9.2052	NGL451651
16.	13.04.1983	29 Jefferson House (Second Floor Flat)	19.01.1983 29.9.1979 to 1.9.2052	NGL452053

**Ladsky**  
used this  
address to  
write his  
**26.03.07**  
letter to my  
then  
employer,  
**KPMG**

22 Feb 2006  
Leasehold

## Schedule of Notices of Leases continued

	Registration date and plan ref.	Property description	Date of lease and Term	Lessee's Title
17.	03.11.1983	14 Jefferson House (Ground Floor Flat)	03.12.1982 29.9.1979 to 1.9.2052	NGL471770
18.	14.05.1984	33 Jefferson House (Third Floor Flat)	06.04.1984 29.9.1979 to 1.9.2052	NGL489455
19.	14.12.1984	24 Jefferson House (Second Floor Flat)	09.11.1984 29.9.1979 to 1.9.2052	NGL514155
20.	24.07.1985	31 Jefferson House (Second Floor Flat)	24.06.1985 29.9.1979 to 1.9.2052	NGL530958
21.	11.09.1985	17 Jefferson House (First Floor Flat)	24.08.1985 29.9.1979 to 1.9.2052	NGL534638
22.	08.04.1986	3 Jefferson House (Basement Floor Flat)	10.03.1986 29.9.1979 to 1.9.2052	NGL550967
23.	16.05.1986	5 Jefferson House (Basement Flat)	16.04.1986 29.9.1979 to 1.9.2052	NGL554128
24.	04.06.1986	2 Jefferson House (Basement Flat)	04.04.1986 29.9.1979 to 1.9.2052	NGL555500
25.	04.12.1986	11 Jefferson House (Ground Floor Flat)	01.10.1986 29.9.1979 to 1.9.2052	NGL577861
In its 23.10.01 letter to Nucleus, the Land Registry identified this title "for ownership of the underlease".				
26.	15.01.1990	13 Jefferson House (Ground Floor Flat)	14.07.1989 20.9.1979 to 1.9.2052	NGL650106
27.	20.01.1995	22 Jefferson House (second floor flat)	06.01.1995 29.9.1979 To 1.9.2052	BGL12574
28.	09.02.1995	30 Jefferson House (Second floor flat)	20.01.1995 29.9.1979 to 1.9.2052	BGL12783
29.	16.03.1995	7 Jefferson House (Ground floor flat)	15.02.1995 29.9.1979 to 1.9.2052	BGL43656
30.	13.04.1995	26 Jefferson House (Second floor flat)	10.03.1995 29.9.1979 to 1.9.2052	BGL13337
31.	21.04.1995	28 Jefferson House (Second floor flat)	25.01.1995 29.9.1979 to 1.9.2052	BGL13381



**Schedule of Notices of Leases continued**

	<i>Registration date and plan ref.</i>	<i>Property description</i>	<i>Date of lease and Term</i>	<i>Lessee's Title</i>
32.	21.04.1995	27 Jefferson house (Second floor flat)	25.01.1995 29.9.1979 to 1.9.2052	BGL13382
33.	21.04.1995	23 Jefferson House (second floor flat)	25.01.1995 29.9.1979 to 1.9.2052	BGL13383
34.	21.04.1995	25 Jefferson House (second floor flat)	25.01.1995 29.9.1979 to 1.9.2052	BGL13384
35.	01.06.2001	21 Jefferson House (first floor flat)	03.05.2001 25.3.2001 to 1.9.2052	BGL37920
36.	16.12.2005	<b>35A Jefferson House</b> (fourth floor flat)	23.11.2005 from 29.9.1970 to 1.9.2052	<b>BGL56122</b>
37.	10.01.2006	<b>33A Jefferson House</b> (third floor flat)	23.11.2005 from 29.9.1979 to 1.9.2052	<b>BGL56358</b>
38.	24.01.2006	<b>18a Jefferson House</b> (first floor flat)	22.12.2005 from 29.9.1970 to 1.9.2052	<b>BGL56546</b>

**END OF REGISTER**

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

**= The outcome of "the major works"  
- to which must added the penthouse..."that was not going to be built,  
because it was not a viable proposition"  
Reported on the Land Registry title to have been sold for £3.9 million.  
Barely 2 years later, it was on the market for £6.5 million**