



Official copy of register of title

Title number NGL152607

Edition date 12.01.2010

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- This title is dealt with by Land Registry Birkenhead Office.

A: Property register

This register describes the land and estate comprised in the title.

HAMMERSMITH AND FULHAM

- 1 (11.02.1931) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Netherwood Road, London (W14 0BJ).
- 2 The land has the benefit of the following rights granted by a Transfer of the land in this title dated 7 August 1970 made between (1) Lexon Properties Limited and (2) Torstar Properties Limited:-

"together with a right of way in common with all others now or hereafter entitled to the like right for the purchaser and the occupiers lessees and other the owners for the time being of the premises hereby transferred at all times to pass and repass from Netherwood Road to the rear of the premises hereby transferred over and along the passageway and yard leading from Netherwood Road to the rear of the said premises the Purchaser paying from time to time a fair contribution to the cost of repairing and maintaining the said passageway and yard (such contributions to be settled in the event of any dispute by the Vendors Surveyor whose decision shall be final and binding). Provided that the right-of-way hereby granted shall be so used as not to cause any nuisance or annoyance to any person nor shall any goods or other article or thing be left or stored in the said passageway and yard or any part thereof"

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 (12.01.2010) PROPRIETOR: MAJID ALIMADADIAN, ELHAM ALIMADADIAN and BEHNAZ ALIMADADIAN as Trustees of Tile Land Executive Pension Scheme of 15 Addison Crescent, London W14 8JR.
- 2 (12.01.2010) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (12.01.2010) The price stated to have been paid on 9 January 2010 was £430,000.
- 4 (12.01.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 5 (12.01.2010) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless they make a statutory declaration, or their conveyancer gives a certificate, that the disposition is in accordance with the Trust Deed dated 18 March 2008 and the Scheme Rules mentioned therein relating to the Tile Land Executive Pension Scheme or some variation thereof referred to in the declaration or certificate.

C: Charges register

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

- 1 The land is subject to the following covenants (so far as they relate thereto and are capable of being enforced) which are contained in a Conveyance dated 14 June 1876 made between (1) Osborne Edward Dawson (Vendor) and (2) Richard Lawrence Cosh (Purchaser) of (a) firstly the passage between 10 and 12 Netherwood Road and (b) secondly 6, 8 and 10 Netherwood Road and land and buildings behind same.

"The Purchaser doth hereby for himself his heirs executors administrators and assigns covenant with the Vendor his heirs executors and administrators that he the Purchaser his heirs and assigns will not use or suffer to be used the said hereditaments and premises or any part thereof as an Inn, Tavern, Public house or permit the same to be licensed for the sale of wines, spirits, beer, ale, porter or other exciseable liquors whatsoever and will not use or suffer to be used the said hereditaments and premises or any part thereof as a place of worship or public entertainment or amusement or for a lunatic asylum or for any purpose which may be noisome noxious or offensive or to the injury of the Vendor or the neighbourhood And further that he the Purchaser his heirs or assigns shall not nor will erect or make any erection or building whatever on or projecting over the said piece of land or ground hereditaments and premises firstly hereinbefore described without the license and consent in writing of the Vendor his heirs or assigns and will not without the like license and consent use the said lastly hereinbefore mentioned piece of ground otherwise than as a passage leading only to the back of the premises secondly hereinbefore described."
- 2 (27.08.1996) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

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C: Charges register continued

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	27.08.1996	Second Floor Flat	16.08.1996 125 years from 24.6.1996	BGL17572
2	17.09.1996	First Floor Flat	06.09.1996 125 years from 24.6.1996	BGL17843

End of register