

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on **20 March 2002** at **09:36:48**.
This date **must be quoted as the 'search from date' in any official search** application based on this copy.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original.

Issued on 26 March 2002.

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

HM Land Registry

Title Number : **NGL450907**

Edition Date : 20 June 2000

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.

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (29 March 1983) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **34** Jefferson House, 11 Basil Street, (SW3 1AX).

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

2. (9 February 1998) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 31 January 1983
TERM : from 29 September 1979 to 1 September 2052
RENT : £200 rising to £800 subject to review and additional rent
PARTIES : 1.Banwick Investments Limited
2.Terlig Inc.
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. Lessor's title registered under NGL373333.



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. (20 June 2000) PROPRIETOR: ANDREW DAVID LADSKY of 34 Jefferson House, 11 Basil Street, London SW3 1AX.
2. (20 June 2000) The price stated to have been paid on 19 May 2000 was £490,000.
3. (20 June 2000) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
4. (20 June 2000) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 19 May 2000 in favour of Samuel Montagu & Co. Limited referred to in the Charges Register.
5. (20 June 2000) RESTRICTION: Except under an order of the registrar no disposition or dealing with the land in this title is to be registered without the consent of Basil Street Properties Limited of 53/63 Line Wall Road, Gibraltar.

(Registered owner for flat 21 (used to be porter's flat))

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) 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 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.

C: Charges Register continued

2. (20 June 2000) **REGISTERED CHARGE** dated 19 May 2000 to secure the moneys including the further advances therein mentioned.
3. (20 June 2000) **PROPRIETOR: SAMUEL MONTAGU & CO. LIMITED** (Co. Regn. No. 499482) of 31 Hill Street, London W1X 7FD.

END OF REGISTER

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



B: Proprietorship Register

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

Restriction in its favour on Flat 34 - A. Ladsky's flat.

Title Absolute

- Thinkwith Steel Services^①, Sloman Developments Ltd^②, Jefferson House Ltd^③*
1. (1 June 2001) PROPRIETOR: BASIL STREET PROPERTIES LIMITED (incorporated in Gibraltar) of 21 Jefferson House, 11 Basil Street, Chelsea, London SW3 1AX.
 2. (1 June 2001) The price, other than rents, stated to have been paid on the grant of the lease was £110,000.
 3. (1 June 2001) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 3 May 2001 in favour of HSBC Republic 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. (1 June 2001) A Conveyance of the freehold estate in 11 and 13 Basil Street and other land dated 29 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. (1 June 2001) REGISTERED CHARGE dated 3 May 2001 to secure the moneys including the further advances therein mentioned.

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
			<u>9 Mar 2001</u>	<u>5001</u>	CONTROL	*	<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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