

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 22 February 2006 at 11:04:48. **This date must be quoted as the 'search from date' in any official search application based on this copy.**

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Issued on 22 February 2006.

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

Land Registry

Title Number : **NGL450907**

Edition Date : 20 March 2002

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. (29.03.1983) 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. (09.02.1998) 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. The lessor's title is registered.



0566018003

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. (20.06.2000) PROPRIETOR: ANDREW DAVID LADSKY of 34 Jefferson House, 11 Basil Street, London SW3 1AX.
2. (20.06.2000) The price stated to have been paid on 19 May 2000 was £490,000.
3. (20.06.2000) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
4. (20.06.2000) 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. (A)
5. (20.03.2002) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 15 March 2002 in favour of Governor and Company of the Bank of Scotland referred to in the Charges Register.

(A) Previous proprietor of Flat 21, sold to Andrew Ladsky on 23 Dec 2005.

Basil St Properties was recorded in Martin Russell Jones expenses for the block at 1 August 2001 as having generated a cost of £100.00 on 9 March 2001

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

22 Feb 2006 (F34)

2. (20.03.2002) **REGISTERED CHARGE** dated 15 March 2002 to secure the moneys including the further advances therein mentioned.
3. (20.03.2002) **PROPRIETOR**: GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND of Residential Mortgages, Ettrick House, 37 South Gyle Crescent, Edinburgh EH12 9DS.

END OF REGISTER

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



| 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 |

Continued