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Official copy of register of title

Title number TGL273692

Edition date 15.11.2007

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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Nov 2011.
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- This title is dealt with by Land Registry, Telford Office.

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.

WANDSWORTH

- 1 The Leasehold land shown edged with red on the plan of the above Title filed at the Registry. Short particulars of the land and of the leases under which the land is held are contained in the Property Register Schedule hereto.
- 2 (08.06.2006) 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 Leases referred to in the Property Register Schedule hereto.
- 3 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.

Schedule of short particulars of the land and of the leases under which the land is held

- 1 Property description: 25 Wendle Square, London (SW11 4SS).
Date of lease : 12 May 2006
Parties : (1) Berkeley Homes (West London) Limited
(2) Elizabeth Kareen Marsh
Term : 999 years from 1 January 2005
Lessor's title : Registered
Plan reference : Tinted blue
NOTE: As to the part tinted blue on the title plan only the third floor flat is included in the title

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Schedule of short particulars of the land and of the leases under which the land is held continued

2 Property description: Parking Space 37, Wendle Square, London (SW11 4SS).
Date of lease : 12 May 2006
Parties : (1) Berkeley Homes (West London) Limited
 (2) Elizabeth Kareen Marsh
Term : 999 years from 1 January 2005
Lessor's title : Registered
Plan reference : Tinted pink

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 (01.11.2007) PROPRIETOR: PETER DANIEL DAS and RUMI MITHUA DAS of 25 Wendle Square, London SW11 4SS.
2 (01.11.2007) The price stated to have been paid on 5 October 2007 was £500,000.
3 (01.11.2007) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.

C: Charges Register

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

1 (08.06.2006) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 23 August 1895 made between (1) The Commissioners of Her Majesty's Works and Public Buildings (Commissioners) and (2) The Trustees of the London Parochial Charities (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2 (08.06.2006) Two Conveyances together comprising the freehold estate in the land tinted pink on the title plan and other land both dated 12 March 1896 one made between (1) The Commissioners of Her Majesty's Works and Public Buildings (2) William Henry Iles and (3) George Edward Grubb and Henry Thomas Wheeler and the other made between (1) The Commissioners of Her Majesty's Works and Public Buildings and (2) George Edward Grubb and Henry Thomas Wheeler contain restrictive covenants as to building and user.

NOTE: Copy of the first conveyance referred to filed under TGL217200 but no copy or other particulars of the second conveyance referred to produced to the Registry.

3 (08.06.2006) A Transfer of the freehold estate in the land in this title and other land dated 3 January 2003 made between (1) The Mayor and Burgesses of the London Borough of Wandsworth and (2) Thirlstone Homes Limited contains restrictive covenants.

NOTE: Copy filed under TGL217200.

4 (01.11.2007) REGISTERED CHARGE dated 5 October 2007.
5 (01.11.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

Schedule of restrictive covenants

1 (08.06.2006) The following are details of the covenants contained in the Conveyance dated 23 August 1895 referred to in the Charges Register:-

Schedule of restrictive covenants continued

The Purchasers as to the whole of the said lands and hereditaments hereby conveyed do hereby covenant with the Commissioners that the Purchasers their successors or assigns shall not nor will at any time hereafter make any alteration whatsoever in the elevation of any of the said messuages or buildings without the consent in writing of the said Commissioners first obtained. And that the elevation of any buildings to be hereafter erected on the lands hereby conveyed if not in accordance with drawings already approved by the Commissioners shall be in accordance with drawings to be approved by the Commissioners in writing previously to such buildings being commenced. AND the purchasers as to the land and hereditaments comprised in the first schedule hereunder written do hereby also covenant with the Commissioners that the purchasers their successors or assigns will not carry on or permit or suffer to be carried on upon the said premises comprised in the said First Schedule any trade or business whatsoever without the consent in writing of the Commissioners being first obtained. AND the Purchasers as to the lands and hereditaments comprised in the said Second Schedule hereunder written do hereby also covenant with the Commissioners that they will not carry on or permit or suffer to be carried on upon the said premises comprised in the said Second Schedule any trade or business of a noisy noxious or offensive Character or such as in the opinion of the Commissioners may be or grow to be a nuisance or annoyance to the neighbourhood. PROVIDED that any thing in this Covenant contained shall not prevent the business of a Steam Laundry being carried on upon the premises comprised in the fourth part of the said Second Schedule hereto. And the Purchasers as to the land and hereditaments comprised in the said Third Schedule hereunder written do hereby Covenant with the Commissioners that they will not carry on or permit or suffer to be carried on upon the said premises comprised in the said Third Schedule any trade or business whatsoever except that the trade or business of a Job Master and Carriage and Cab Proprietor may be carried on upon the premises No. 68 Rosenau Road or permit or suffer the said premises or any part thereof to be used or occupied as or for a School or place of education or instruction or a hospital or a Chapel or a Public place of Worship without the consent in writing of the Commissioners first obtained.

End of register