

Land Registry

Official copy
of register of
title

Title number NGL256694 Edition date 22.03.2011

- This official copy shows the entries in the register of title on 28 November 2011 at 11:15:17.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 November 2011.
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- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry Croydon Office.

A: Property register

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

BARNET

- 1 (22.02.1960) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Winnington Close, London (N2 0UA).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 February 1975 referred to in the Charges Register.
- 3 The Transfer dated 12 February 1975 referred to above contains a provision as to boundary structures.

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 (15.05.2009) PROPRIETOR: CAPITANA SEAS LIMITED (incorporated in British Virgin Islands) of 7 Winnington Close, Hampstead Garden Suburb, London N2 0UA. (Ref: CNG/PTB/328534).
- 2 (15.05.2009) The price stated to have been paid on 11 May 2009 was £10,000,000.
- 3 (15.05.2009) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

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B: Proprietorship register continued

- 4 (10.03.2011) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without the written consent of HM Treasury, Asset Freezing Unit, of 1 Horse Guards Road, London SW1A 2HQ.
- 5 (22.03.2011) The proprietor's address for service has been changed.

C: Charges register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 15 January 1960 made between (1) The Church Commissioners For England (Commissioners) and (2) Hampstead Garden Suburb Trust Limited (Purchasers):-

"Except nevertheless and Reserving unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property now owned by the Commissioners;

(a) The free flow of water and soil from any such adjoining land through any sewers drains and watercourses now existing in or under the said property hereby conveyed or substituted therefor.

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said property hereby conveyed to deal in any manner whatsoever with any adjoining or neighbouring property retained by the Commissioners and to erect and maintain or suffer to be erected or maintained on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said property hereby conveyed or any buildings for the time being thereon"

- 2 The land is subject to such easements and rights as any transfer of neighbouring property had the effect of granting by virtue of Section 10(2) of the Leasehold Reform Act 1967.
- 3 A Transfer of the land in this title dated 12 February 1975 made between (1) The New Hampstead Garden Suburb Trust Limited and Ashdale Land and Property Company Limited and (2) Sidney Jeffreys contains restrictive covenants.

NOTE: Original filed.

- 4 (18.11.2008) By a Deed dated 12 November 2008 made between (1) The Hampstead Garden Suburb Trust Limited and (2) Tuscany Developments Limited the covenants contained in the Transfer dated 12 February 1975 referred to above were expressed to be varied.

NOTE: Copy filed.

End of register