



H.M. LAND
REGISTRY



LAND
REGISTRATION
ACTS
1925 to 1966

LAND CERTIFICATE

THIS IS TO CERTIFY THAT THE land described in the office copy of the register and shown on the official plan within is registered at H.M. Land Registry under the Title number endorsed hereon.

Under section 68 of the Land Registration Act, 1925, this certificate shall be admissible as evidence of the matters contained herein and under section 64 of the said Act must be produced to the Chief Land Registrar on every entry in the register of a disposition by the registered proprietor of the land and on every transmission thereof.

Under rule 264 of the Land Registration Rules, 1925, the said office copy of the register is for the purposes of section 68 of the said Act deemed to be contained in this certificate.



WARNING

1. No endorsement, note, notice or entry made in this certificate other than those officially made at H.M. Land Registry shall have any operation.
2. All persons are cautioned against altering, adding to or otherwise tampering with this certificate or any document annexed thereto.

The most recent date entered below is the latest one on which this land certificate was made to agree with the register.

A land certificate may be sent at any time to the appropriate district land registry to be brought up to date in any respect that may be necessary. This official service is provided free of charge and is usually completed within a day or two of the receipt of the certificate. By this means, a registered proprietor is provided with conclusive evidence of the current state of the register.

Dates when this land certificate was made to correspond with the register.

GENERAL INFORMATION

OFFICE COPIES OF THE REGISTER

A registered proprietor may obtain from the appropriate district land registry an office copy of his registered title by applying on printed form A44 and paying the prescribed fees (amounting to a few shillings) according to the scale for the various items set out on that form. Form A44 (like all printed Land Registry forms) may be purchased from any branch of H.M. Stationery Office or through a law bookseller or stationer. Armed with the written authority of the registered proprietor, any other person may likewise obtain an office copy of the register. Office copies are posted to the applicant by first class mail, usually within two days of the receipt of the application.

SEARCHES OF THE REGISTER

An intending purchaser, lessee or mortgagee who holds the written authority of the registered proprietor to inspect the register may apply to the appropriate district land registry for an official search to ascertain whether any entries have been made in the register since the date of issue of the office copy or, alternatively, the date on which the land certificate was last made to correspond with the register. The issue of the official certificate in form 94D of the result of search will automatically confer upon the purchaser, lessee or mortgagee priority for a period of sixteen working days for the registration of the disposition. If the sale or other disposition is of the whole of the land in the title, application should be made in printed form 94A but, if it affects only a part of the land, printed form 94B is appropriate. The official certificate in form 94D will be issued in most cases by return of post and no charge is made for this service.

The above is a general outline of the procedure for obtaining an official certificate of search as laid down by the Land Registration (Official Searches) Rules 1969. The effect of these Rules is explained in Practice leaflet No. 2 which is obtainable free of charge from any district land registry. This deals with the procedures of searching in much greater detail than can be given here and shows how, in stated circumstances, the period of priority can be extended for a further fourteen working days. It also explains how an application for official search can be made by a person who is not a purchaser, lessee or mortgagee and how solicitors can make official searches by telephone or teleprinter. Before applying for official searches, applicants are strongly recommended to refer to the Land Registration (Official Searches) Rules 1969 or to Practice leaflet No. 2.

INSPECTION OF THE LAND

Intending purchasers should inspect the land for the purpose of ascertaining its precise boundaries and discovering whether there are any rights of way, light, drainage or other overriding interests to which it is subject (see the inside back page of this cover sheet). Enquiries should also be addressed to any persons in occupation of the land or buildings thereon as to their rights of occupation and to whom rent (if any) is paid.

ADDRESS FOR SERVICE

The address of any person as entered in the register shall, unless he otherwise directs, be his address for service (Land Registration Rules 1969). Enquiries should only be made by the Chief Land Registrar at the appropriate district land registry of any person whose name is entered in the register as a proprietor or as a person entitled to be notified of proceedings.

OFFICE USE ONLY

Edition 1
opened
29.11.1948

H.M. LAND REGISTRY



TITLE NUMBER LN68468
This register consists of 2 pages.

A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

COUNTY LONDON (see below) PARISH KENSINGTON

The Freehold land shown and numbered as below on H.M. Land Registry General Map

SHORT DESCRIPTION	PARCEL NUMBER	LONDON SHEET	SECTION	DATE OF FIRST REGISTRATION
5 Lexham Gardens.	113	VI.98	K	26 August 1903.
The land is now in the London Borough of Kensington and Chelsea. (7.7.1965).				

B. PROPRIETORSHIP REGISTER

stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof

TITLE ABSOLUTE

ENTRY NUMBER	PROPRIETOR, Etc.	APPLICATION NUMBER AND REMARKS
1.	CARLISLE AND GREGSON (JIMMY'S) LIMITED of 5 Lexham Gardens, W.8. registered 29 November 1948.	7001/48 Price paid £2,025.
2.	RESTRICTION-Except under an Order of the Registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the Secretary, the Solicitor or a Director thereof has been furnished that such charge does not contravene any of the provisions of the Memorandum or Articles of Association of the said proprietor.	
3.	RESTRICTION registered on 13 January 1955:-Except under an Order of the Registrar no disposition by the proprietor of the land shall be registered without the consent of the Proprietor for the time being of Charge No.4.	
4.	STAFFORD HOUSE TUTORIAL COLLEGE LIMITED of 14, Bloomsbury Square, W.C.1., registered on 7 July 1965.	Price paid £38,000. See entry No. 2 above.
5.	THE SOCIALIST FEDERAL REPUBLIC OF YUGOSLAVIA of 25 Kensington Gore, London, S.W.7, registered on 18 October 1971.	Price paid for this and title LN190028 £117,500
6.	RESTRICTION registered on 18 October 1971-Except under an order of the registrar no disposition by the proprietor of the land is to be registered.	

Any entries struck through in red are no longer subsisting

11025) W.19403/94 4/17 7,500 JC&SLtd Gp736/121

Register Model 1.

Edm
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C. CHARGES REGISTER

containing charges, incumbrances, etc., adversely affecting the land and registered dealings therewith

TITLE NUMBER LN68468

ENTRY NUMBER	The date at the beginning of each entry is the date on which the entry was made on this edition of the register.	APPLICATION NUMBER AND REMARKS
1.	29 November 1948 Lease dated 30 September 1946 for 99 years from 24 June 1933 at the rent of £75.	Lease title registered under LN54547.
2.	29 November 1948-CHARGE dated 8 November 1948 registered 29 November 1948 to secure the moneys therein mentioned. NOTE:- Consolidated with Charge No. 1 on title LN54547.	7001/48 13-1-1955 RC
3.	PROPRIETOR-WESTBOURNE PARK BUILDING SOCIETY of Westbourne House, Westbourne Croce, Bayswater, W.2. registered 8 November 1948.	
4.	13 January 1955-CHARGE dated 16 December 1954 registered on 13 January 1955 to secure the moneys therein mentioned.	1560/55
5.	PROPRIETOR-THE STATE BUILDING SOCIETY of 8 Buckingham Palace Gardens, Westminster, S.W.1., registered on 13 January 1955	7-7-65 RC
6.	7 July 1965-CHARGE dated 11 June 1965 registered on 7 July 1965 to secure the moneys therein mentioned.	17364/65
7.	PROPRIETOR CONSUMER CREDIT CORPORATION LIMITED of Cyprus Chambers, 239, Regents Park Road, Finchley, N.3., registered on 7 July 1965. Entries 8 and 9 cancelled.	

Any entries struck through in red are no longer subsisting.

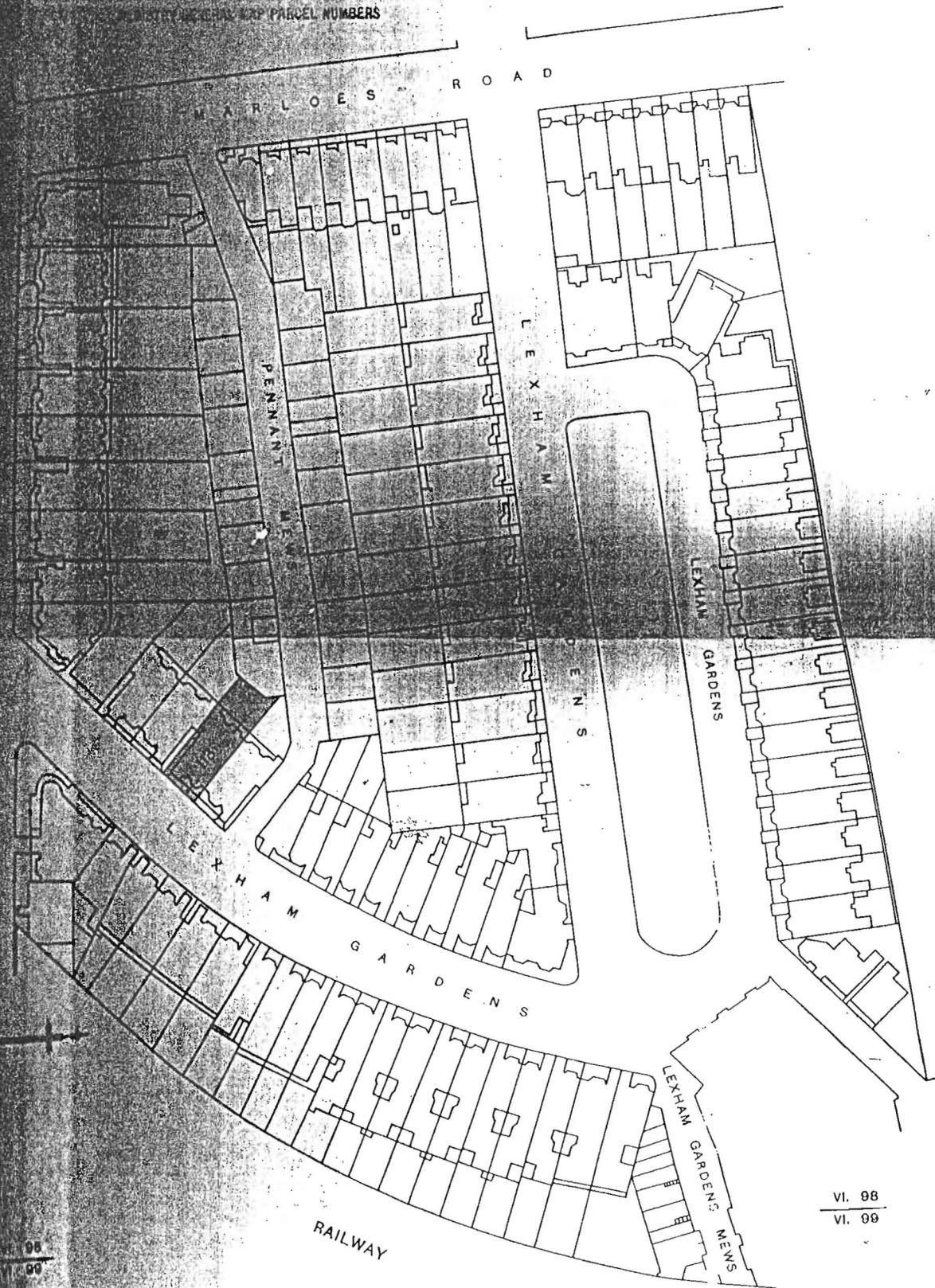
Registration change

LONDON LAND REGISTRY GENERAL MAP

LONDON SHEET VI. 98 SECTION K

Scale 1/1056

UNREGISTERED AREAS ARE LAND
WHICH DO NOT APPEAR ON THE GENERAL MAP PARCEL NUMBERS



VI. 98
VI. 99

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Title ...

GENERAL INFORMATION (continued)

APPURTENANT RIGHTS AND PRIVILEGES

Under rule 251 of the Land Registration Rules, 1925, the registration of a person as proprietor of land vests in him together with the land, all buildings, erections, fixtures, commons, hedges, ditches, fences, ways, waters, water courses, liberties, privileges, easements rights and advantages whatsoever, appertaining or reputed to appertain to the land, or any part thereof, or at the time of registration demised, occupied, or enjoyed therewith or reputed or known as part or parcel of or appurtenant to the land or any part thereof.

POSITIVE COVENANTS

The obligation to perform positive covenants (e.g., covenants to erect and maintain fences, to repair roads or to indemnify a predecessor in title in respect of the observance and performance of existing covenants) is not a burden on the land. Consequently such covenants are not entered as incumbrances in the charges register. On a sale of registered land, as on a sale of unregistered land, the vendor will want to satisfy himself as to whether or not he has entered into any positive covenants so that he may, when requisite, take an indemnity covenant from the purchaser.

Examination of the land certificate will reveal positive covenants when they are intermixed with restrictive covenants set out therein or contained in any deed or document a copy of which is included in the certificate. In addition, since 1952, positive covenants contained in transfers of registered land have been noted in the proprietorship register. This procedure was adopted to overcome the difficulty that, since transfers are filed in H.M. Land Registry after registration, the existence of positive covenants contained therein might otherwise be overlooked. No such note is made in respect of positive covenants entered into prior to the date of first registration of the land because the deeds or copies of them are in the hands of the registered proprietor (or his mortgagee) and are thus available to him for inspection.

BOUNDARIES OF REGISTERED LAND

Rule 278 of the Land Registration Rules, 1925, provides as follows:

1. Except in cases in which it is noted in the property register that the boundaries have been fixed, the filed plan or general map shall be deemed to indicate the general boundaries only.
2. In such cases the exact line of the boundary will be left undetermined—as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the land registered includes the whole or any portion of an adjoining road or stream.

To ascertain the exact boundaries of land registered with general boundaries, the land should, therefore, be inspected and such inquiries as to, and perambulation of, boundaries made as may be necessary.

OVERRIDING INTERESTS

The Register kept by H.M. Land Registry under the Land Registration Acts, 1925 to 1966, is guaranteed by the State and takes the place of the title deeds necessary in the case of unregistered land. It does not normally, therefore, show matters which are not usually disclosed in an abstract of title.

In addition to the charges and other matters set out in the Charges Register, registered land may (like unregistered land) be subject to:

1. Such rights as may be ascertained by
 - (a) inspection of the land; e.g., rights of way, light, drainage and other easements;
 - (b) enquiry of the occupier; e.g., leases not exceeding 21 years granted at a rent without taking a fine.
2. Liabilities arising under Acts of Parliament:
 - (a) affecting land generally; e.g., redemption annuities and other rates and taxes of a general character;
 - (b) affecting land in a particular district; e.g., in London the Metropolis Management Act, the Building Acts, the Public Health Acts, &c;
 - (c) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a Government Department or a local authority; e.g., under the Town and Country Planning Acts, the Agriculture Act, 1947, &c.
3. Local land charges, i.e., charges in favour of a local authority under an Act of Parliament and registered, under the Land Charges Act, 1925, in the local registers kept by such local authority.

The list of overriding interests to which registered land may be subject contained in section 70 of the Land Registration Act, 1925, is as follows:

(1) All registered land shall, unless under the provisions of this Act the contrary is expressed on the register, be deemed to be subject to such of the following overriding interests as may be for the time being subsisting in reference thereto, and such interests shall not be treated as incumbrances within the meaning of this Act, (that is to say):

- (a) Rights of common, drainage rights, customary rights (until extinguished), public rights, profits à prendre, rights of sheepwalk, rights of way, watercourses, rights of water, and other easements not being equitable easements required to be protected by notice on the register;
- (b) Liability to repair highways by reason of tenure, quit rents, crown rents, heriots, and other rents and charges (until extinguished) having their origin in tenure;
- (c) Liability to repair the chancel of any church;
- (d) Liability in respect of embankments, and seas and river walls;
- (e) Land tax, payments in lieu of tithe, and charges or annuities payable for the redemption of tithe rentcharges;
- (f) Subject to the provisions of this Act, rights acquired or in course of being acquired under the Limitation Acts;
- (g) The rights of every person in actual occupation of the land or in receipt of the rents and profits thereof, save where enquiry is made of such person and the rights are not disclosed;
- (h) In the case of a possessory, qualified, or good leasehold title, all estates, rights, interests, and powers excepted from the effect of registration;
- (i) Rights under local land charges unless and until registered or protected on the register in the prescribed manner;
- (j) Rights of fishing and sporting, seigniorial and manorial rights of all descriptions (until extinguished), and franchises;
- (k) Leases for any term or interest not exceeding twenty-one years, granted at a rent without taking a fine;
- (l) In respect of land registered before the commencement of this Act,

other rights and reservations incidental to or required for the purpose of giving full effect to the enjoyment of rights to mines and minerals or of property in mines or minerals, being rights which, where the title was first registered before the first day of January, eighteen hundred and ninety-eight, were created before that date, and where the title was first registered after the thirty-first day of December, eighteen hundred and ninety-seven, were created before the date of first registration; Provided that, where it is proved to the satisfaction of the registrar that any land registered or about to be registered is exempt from land tax, or tithe rentcharge or payments in lieu of tithe, or from charges or annuities payable for the redemption of tithe rentcharge, the registrar may notify the fact on the register in the prescribed manner.

(2) Where, at the time of first registration any easement, right, privilege, or benefit created by an instrument and appearing on the title adversely affects the land, the registrar shall enter a note thereof on the register.

(3) Where the existence of any overriding interest mentioned in this section is proved to the satisfaction of the registrar or admitted, he may (subject to any prescribed exceptions) enter notice of the same or of a claim thereto on the register, but no claim to an easement, right, or privilege not created by an instrument shall be noted against the title to the servient land if the proprietor of such land (after the prescribed notice is given to him) shows sufficient cause to the contrary.

The following overriding interests have been added to the list:

- (1) Adverse rights, privileges and appurtenances appertaining to other land or reputed to do so (Land Registration Rules, 1925, rule 258).
- (2) Redemption annuities charged on land out of which extinguished tithe rentcharge formerly issued (Tithe Act, 1936, section 13(11)).
- (3) All rights and title conferred on the National Coal Board (Coal Act, 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).
- (4) Tenancies continued by section 2(4) of the Leasehold Property (Temporary Provisions) Act, 1951, as extended by the Landlord and Tenant

LAND REGISTRATION ACTS

1925 to 1966

LAND CERTIFICATE

Title number: LN38468

NOTE: So that this certificate may readily open bookwise, it should not be further folded



The Birkenhead (Rosebrae) District Land Registry

KILPATRICK STOCKTON LLP
DX 42682
ISLE OF DOGS



Your ref: CS/53317:290850

Our ref: RCS/LN190028

Date: 17 March 2004

COMPLETION OF REGISTRATION

Title Number : LN190028

Property : 7 LEXHAM GARDENS, LONDON, (W8 5JJ).

Registered Proprietor: BOSNIA AND HERZEGOVINA

Your application lodged on 11 FEBRUARY 2004 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

If we need to write to, or send a formal notice to, an owner, chargee or other party who has an interest noted on the register, we will write to them at their registered address. It is important that this address is correct and up to date. Please let us know at once of any change of address, quoting the title number.

You do not need to reply unless you think a mistake has been made. If there is a problem, please let us know.

The Birkenhead (Rosebrae) District Land Registry,
Rosebrae Court, Woodside Ferry Approach, Birkenhead, Merseyside, CH41 6DU
DX No: 24270 Birkenhead (4) E-mail: birkenheadrosebrae.office@landreg.gsi.gov.uk
TEL: 0151 472 6666 FAX: 0151 472 6780



TITLE INFORMATION DOCUMENT
(issued following a change to the register)

Attached is an official copy of the register showing entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website www.landregistry.gov.uk and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

BIRKENHEAD (ROSEBRAE) DISTRICT LAND REGISTRY
ROSEBRAE COURT
WOODSIDE FERRY APPROACH
BIRKENHEAD
MERSEYSIDE
CH41 6DU

DX No: 24270 Birkenhead (4)

TEL: 0151 472 6666

FAX: 0151 472 6789

THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 17 March 2004 at 15:50:27. This date must be quoted as the 'search from date' in any official search application based on this copy.
Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
Issued on 17 March 2004.
This title is dealt with by Birkenhead (Rosebrae) District Land Registry.

Land Registry

Title Number : **LN190028**

Edition Date : 11 February 2004

A: Property Register

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

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (16 August 1903) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Laxham Gardens, London, (WS 533).

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. (11 February 2004) PROPRIETOR: BOSNIA AND HERZEGOVINA of 5/7 Laxham Gardens, LONDON, WS 533.
2. (11 February 2004) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered.

END OF REGISTER

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

TITLE INFORMATION DOCUMENT
(issued following a change to the register)

Attached is an official copy of the register showing entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website www.landregistry.gov.uk and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

BIRKENHEAD (ROSEBRAE) DISTRICT LAND REGISTRY
ROSEBRAE COURT
WOODSIDE FERRY APPROACH
BIRKENHEAD
MERSEYSIDE
CH41 6DU

DX No: 24270 Birkenhead (4)

TEL: 0151 472 6666
FAX: 0151 472 6789

THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 17 March 2004 at 16:02:05. This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 17 March 2004.

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

Land Registry

Title Number: LN68468

Edition Date: 17 March 2004

A: Property Register

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

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (26 August 1903) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Lexham Gardens, London (W8 5JJ).
2. The land comprised in this title formerly numbered on the General Map is now shown and edged with red on the plan of this title filed at the Registry.

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. (11 February 2004) PROPRIETOR: BOSNIA AND HERZEGOVINA of 5/7 Lexham Gardens, LONDON, W8 5JJ.

Title Number : LN68468

B: Proprietorship Register continued

2. (11 February 2004) **RESTRICTION:** Except under an order of the registrar no disposition by the proprietor of the land is to be registered.

END OF REGISTER

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