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Official copy of register of title

Title number NGL130095

Edition date 06.03.2018

- This official copy shows the entries on the register of title on 30 AUG 2019 at 11:58:55.
- 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 30 Aug 2019.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

A: Property Register

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

HAVERING

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 147 Waterloo Road, Romford (RM7 0AA).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 7 September 1927 made between (1) Henry Charles Seymour (Transferor) and (2) Frederick Ernest Thoroughgood (Transferee):-

"Together with full right in common with all persons who have or may hereafter have a like right or rights (1) of way to and from the rear of the property hereby transferred from and to Waterloo Road over the passage or way four feet wide uniformly which is shown on the said plan and thereon coloured green the Transferee contributing with such other persons as aforesaid a fair share of the cost of maintaining and repairing the said passage or way and the fence enclosing the same on the east (2) to the passage of water and soil from the property hereby transferred to the mains sewers or drains through any sewer or drains in or under any neighbouring properties by which drainage communication is had between the property hereby transferred and the main sewers or drains RESERVING nevertheless to the Transferor and the persons deriving title under him the owner or owners respectively of the appropriate neighbouring properties accommodated thereby respectively full right in common with the Transferee and the persons deriving title under him to the passage of water and soil to the main sewers or drains through the sewers or drains in or under the property hereby transferred from any neighbouring properties having drainage communication thereby with the said main sewers and drains."

NOTE: The land coloured green on the said plan is the passage way leading from the rear of the premises to Waterloo Road between 137 and 139 Waterloo Road.

- 3 The Transfer dated 7 September 1927 referred to above contains the following provision:-

"And it is hereby declared that the main walls dividing the said dwellinghouse hereby conveyed from the attached dwellinghouses on the North and South sides are party walls."

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A: Property Register continued

- 4 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (29.10.2008) PROPRIETOR: BALAJI JEYAPRAKASAM and LAKSHMI KAVITHA BALAJI of 50 Longwood Gardens, Ilford IG5 0BA.
- 2 (29.10.2008) The price stated to have been paid on 1 October 2008 was £188,000.
- 3 (29.10.2008) 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.
- 4 (07.02.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 February 2018 in favour of Santander UK PLC referred to in the Charges Register.
- 5 (07.02.2018) 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 together with other land is subject to and has the benefit of the provisions of a Deed of Covenant as to drainage dated 20 December 1926 made between (1) Henry Charles Seymour of the one part and (2) the Urban District Council of Romford of the other part.

NOTE: Copy filed under P24427.
- 2 (07.02.2018) REGISTERED CHARGE dated 2 February 2018.
- 3 (07.02.2018) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register