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Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number EX52545

Edition date 29.11.2017

- This official copy shows the entries on the register of title on 25 MAY 2022 at 16:44:55.
- 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 25 May 2022.
- 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 Factory E, Bridge Close, Romford.
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 26 September 1957 made between (1) Arnold Ernest Fruitnight and (2) Metropolitan Estate and Property Corporation Limited.

*NOTE: Original filed.*

- 3 The rights of way over the passageways tinted blue and yellow on the above Transfer plan are regulated by a Deed dated 25 September 1957 made between (1) Brooke Bond and Company Limited and (2) Arnold Ernest Fruitnight.

*NOTE: Original filed.*

## 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 (09.04.2003) PROPRIETOR: RAY DANIEL ASSIRATI of Bois Hall, Dudbrook Road, Navestock, Essex CM14 5TQ.
- 2 (09.04.2003) The value as at 28 March 2003 was stated to be under £100,000.

## C: Charges Register

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

- 1 The land is subject to the free passage and running of water soil gas

Title number EX52545

## C: Charges Register continued

electricity and telephone services through all sewers drains channels pipes watercourses wires cables and mains under or through the same.

2 Lease dated 7 April 1986 to British Gaskets Limited for 999 years from 29 September 1985.

NOTE: Lessee's title registered under EGL178414.

3 (29.11.2017) UNILATERAL NOTICE in respect of an Agreement for Sale dated 22 December 2016 made between (1)Raymond Daniel Assirati and Miniscatter Limited and (2) FB BCR LLP.

NOTE: Copy filed under EGL170603.

4 (29.11.2017) BENEFICIARY: FB BCR LLP of 40 Queen Anne Street, London W1G 9EL.

End of register