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Official copy of register of title

Title number EX53020

Edition date 03.12.2021

- This official copy shows the entries on the register of title on 25 MAY 2022 at 16:40:35.
- 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 land and buildings on the north-east side of Bridge Close, Romford.
- 2 The land has the benefit of the rights granted in a Transfer dated 8 November 1957 made between (1) Ronald Lyon (Estates) Company Limited and (2) Sandymount Investment and Finance Limited but subject to the exceptions and reservations out of such Transfer and a Transfer dated 20 September 1957 made between (1) Arnold Ernest Fruitnight and (2) Ronald Lyon Estates Company Limited.

NOTE: Copy Transfer dated 8 November 1957 filed under EX53020 and EX52776.
- 3 The Conveyance dated 28 February 1957 referred to in the Charges Register reserves rights and contains provisions as to light and air and other easements and this registration takes effect subject thereto.
- 4 The land in this title has the benefit of a right of way reserved by a Transfer dated 21 January 1960 made between (1) Metropolitan Estate and Property Corporation Limited and (2) A.E. Fruitnight & Sons Limited.

NOTE: Copy filed.
- 5 (13.02.2003) The land edged and numbered in green on the title 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 (09.04.2003) PROPRIETOR: RAY DANIEL ASSIRATI of Bois Hall, Dudbrook Road, Navestock, Essex CM14 5TQ.

B: Proprietorship Register continued

- 2 (09.04.2003) A Transfer of the land in this title dated 4 February 1956 made between (1) Sandymount Investments and Finance Limited (Vendor) Harcourt Investments and Finance Limited (Harcourt) and Ronald Lyon (Purchaser) and (2) Metropolitan Estate and property Corporation Limited contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

The Transfer dated 28 March 2003 referred to below contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

- 3 (09.04.2003) A Transfer of the land in this title dated 28 March 2003 made between (1) MEPC Limited and (2) Ray Daniel Assirati contains purchasers personal covenant(s).

NOTE: Copy filed.

- 4 (09.04.2003) The price stated to have been paid on 28 March 2003 was £1,000.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer of the land in this title dated 4 February 1986 referred to in the Proprietorship Register:-

THE Purchaser hereby covenants with the sub-purchaser as follows:-

(a) that he will keep the sub-purchaser and its successors in title indemnified against all road charges and expenses in respect of the property hereby transferred except in respect of that part of Bridge Close aforesaid which is coloured yellow on the plan attached to a Deed of Transfer dated the twentieth day of September One thousand nine hundred and fifty seven made between Arnold Ernest Fruitnight of the one part and Ronald Lyon (Estates) Company Limited of the other part PROVIDED THAT the Purchaser's liability under this covenant shall not exceed the sum of four hundred pounds.

(b) that he will as soon as practicable make up the road shown on the said plan and thereon coloured yellow as an extension of Bridge Close aforesaid in accordance with the requirements and to the adoption standard of the appropriate authority and the Purchaser hereby undertakes to maintain the said part of the road coloured yellow on the said plan until the same shall be taken over by the Local Authority as a highway repairable by the Public at large and to keep the sub-purchaser and its successors in title indemnified in relation thereto.

NOTE: The Transfer dated 20 September 1957 is referred to in the Property Register.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan dated 28 February 1957 made between (1) The British Transport Commission (Vendor) and (2) Arnold Ernest Fruitnight (Purchaser) contains restrictive covenants.

NOTE: Copy filed under EX50226.

- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

- 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.

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C: Charges Register continued

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

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	10.02.1986 edged blue and edged brown	12 Bridge Close	16.01.1986 999 years from 29.9.1985	EGL170603

End of register