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# Official copy of register of title

Title number BGL168071

Edition date 14.02.2022

- This official copy shows the entries on the register of title on 21 JUL 2023 at 14:48:05.
- 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 21 Jul 2023.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

### HAVERING

- 1 (14.02.2022) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 198 Cherry Tree Lane, Rainham (RM13 8TS).

NOTE: The flat is on the first and second floor.

- 2 (14.02.2022) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 7 February 2022  
 Term : beginning on and including 8 February 1982 and ending on and including 7 February 2197  
 Parties : (1) The Mayor And Burgesses Of The London Borough Of Havering  
 (2) Rima Begum and Shamshir Ali

NOTE 1: The original lease dated 17 September 2001 referred to in the above lease was formerly registered under title EGL430645.

NOTE 2: A copy of the original lease is filed under EGL430645.

- 3 (14.02.2022) The Lease prohibits or restricts alienation.
- 4 (14.02.2022) The title includes the legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land. In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.
- 5 (14.02.2022) The registered lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.
- 6 (14.02.2022) The landlord's title is registered.

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## 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 (14.02.2022) PROPRIETOR: RIMA BEGUM and SHAMSHIR ALI of 198 Cherry Tree Lane, Rainham RM13 8TS.
- 2 (14.02.2022) 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 6 July 2018 in favour of HSBC Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 (14.02.2022) REGISTERED CHARGE dated 6 July 2018.  
  
NOTE: This charge, which takes effect against this title under the provisions of section 58(4) of the Leasehold Reform, Housing and Urban Development Act 1993, was formerly registered against title number EGL430645.
- 2 (14.02.2022) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) of Customer Service Centre, BX8 4HB.

### End of register