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Official copy of register of title

Title number EGL456965

Edition date 25.02.2011

- This official copy shows the entries on the register of title on 07 AUG 2023 at 12:25:43.
- 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 07 Aug 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 (20.06.2003) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 23, Overstrand House, Sunrise Avenue, Hornchurch (RM12 4YN).

NOTE: Only the fifth floor flat is included in the title.

2 (20.06.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 24 March 2003
 Term : 125 years from 2 May 1988
 Rent : £10
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) David William Kiely

3 (20.06.2003) The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

4 (20.06.2003) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

5 (20.06.2003) The landlord's title is registered.

6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

7 (25.02.2011) 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 (27.02.2007) PROPRIETOR: ERIC JOHN SURMA of Flat 23, Overstrand House, Sunrise Avenue, Hornchurch, Essex RM12 4YN.
- 2 (27.02.2007) The price stated to have been paid on 20 October 2006 was £110,000.
- 3 (27.02.2007) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.

C: Charges Register

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

- 1 (27.02.2007) REGISTERED CHARGE dated 20 October 2006.
- 2 (05.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register