

Dated 1st MAY 2026.....

GURMEET SINGH HAKIMZADA

(1)

AND

ARWIN SINGH SAREEN

(2)

UNDERLEASE

relating to

5-7 and 15 BOXMOOR ROAD

ROMFORD RM5 2SH

Regent Associates Solicitors

1 Halls Terrace, Uxbridge Road

Hillingdon UB10 0NS

LEASE PARTICULARS

LAND REGISTRY PRESCRIBED PARTICULARS

LR1. Date of lease 1st MAY 2026

LR2. Title number(s)

LR2.1 Landlord's title number(s)

BGL176921

LR2.2 Other title numbers

BGL119052

LR3. Parties to this lease

Landlord

GURMEET SINGH HAKIMZADA

Of 32 Crosslands Avenue, Southall UB2 5QZ

Tenant

ARWIN SINGH SAREEN

Of 65 Hitherbroom Road, Hayes UB3 3AF

Surety

None

LR4. Property

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail

As described in schedule 1

LR5. Prescribed statements etc

LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold