



The Title Number for the property, this is how properties are identified by the Land Registry

The edition date is the date that the Register was last changed in any way

Official copy of register of

Title number **BGL53964**

Edition date **22.07.2011**

This is the date that we obtained the Register copy. You can be sure that you are looking at the most recent Register entries if this date is current. In the case of this particular title, it means that there have been no changes to the Register since 22.07.2011 but we obtained the Register Copy on 20 July 2016. So as of 20 July 2016, this is the current state of the Register for this title

- This official copy shows the entries on the register of title on 20 JUL 2016 at 16:35:16.
- 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 20 Jul 2016.
- 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 Land Registry, Birkenhead Office.

This statement confirms that these are Official Copies of the Register, admissible in court

A: Property Register

This register describes the land and estate comprised in the title.

This is a description of the property that this title number relates to

KENSINGTON AND CHELSEA

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being **45 Egerton Gardens, London (SW3 2DD)**.

2 (09.10.2003) The Transfer dated 3 October 2003 made between (1) The Wellcome Trust Limited (Transferor) and (2) Brompton Estates Nominees No 1 Limited and Brompton Estates Nominees No 2 Limited contains the following provision:

"The wall or walls dividing the Property from any adjacent buildings on the Retained Land shall be a party wall or walls and shall be maintained as such

Nothing herein contained shall by implication of law or otherwise impose or be deemed to impose any restriction on the use of any land or building not comprised in this transfer or to prevent in any way the development of the Retained Land or the Property

Section 62 of the Law of Property Act 1925 shall not apply to this transfer and subject to the express provisions herein contained nothing shall by implication of law or otherwise operate or confer upon the Transferee any easement quasi-easement right or privilege whatsoever over or against the Retained Land and any adjoining or neighbouring land or any part thereof or which would or might restrict or prejudicially affect the future development construction building redevelopment demolition rebuilding and alteration of the Retained Land and any adjoining or neighbouring land and any buildings thereon and the Transferor shall have the right at any time to develop the Retained Land and any adjoining or neighbouring land and any buildings thereon as it may deem fit."

3 (04.07.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of land in this title dated 13 April 2005 amde between (1) The Wellcome Trust Limited and (2) ULADH Properties Limited.

NOTE: Copy filed.

This means that the deed/document referred to above is available to purchase as a Registered Deed
Available here: <https://landregistry-deeds.co.uk/deeds/>

4 (04.07.2005) The Transfer contains a provision as t

5 (04.07.2005) The Transfer dated 13 April 2005 referred to above

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A: Property Register continued

contains a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.

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 (08.06.2007) PROPRIETOR: OMIS HOLDINGS LIMITED (incorporated in British Virgin Islands) of 45 Egerton Gardens, London SW3 2DD and of 8 Great James Street, London WC1N 3DF.
- 2 (08.06.2007) £4,100,000. The date in brackets is the date that the proprietor was registered as the owner of the land in this title April 2007 was
- 3 (22.07.2011) 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 24 June 2011 in favour of Emirates NDB Public Joint Stock Company referred to in the Charges Register.

The name of the owner of the property

The date in brackets is the date that the proprietor was registered as the owner of the land in this title

C: Charges Register

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

- 1 (16.09.1996) The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 22 August 1995 made between (1) The Official Custodian for Charities (2) The Trustees of Henry Smith's Charity and (3) The Wellcome Trust Limited:-
- "There is hereby reserved for the benefit of the Trustees and its tenants and occupiers of the retained Land the rights currently enjoyed by any tenants and occupiers of the Retained Land pursuant to their leases and other tenancy agreements over the Property or any part thereof including (but without prejudice to the generality of the foregoing) rights of enjoyment in respect of any private gardens falling within the Property"
- NOTE: The "Retained Land" referred to is the residue of the Kensington Estate in the ownership of Henry Smith's Charity at the date of the transfer.
- 2 (22.07.2011) REGISTERED CHARGE dated 24 June 2011 affecting also title NGL199903.
- 3 (22.07.2011) Proprietor: EMIRATES NDB PUBLIC JOINT STOCK COMPANY (incorporated in United Arab Emirates) (UK Regn. No. FC029423) of 3rd Floor, 2 Basil Street, Knightsbridge, London SW3 1AA.

End of register

Details of any legal charges (mortgages) registered against the property