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Official copy of register of title

Title number AGL442835

Edition date 01.05.2018

- This official copy shows the entries on the register of title on 01 NOV 2019 at 11:27:01.
- 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 01 Nov 2019.
- 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, Wales 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.

HILLINGDON

- 1 (01.05.2018) 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 Flat 8, 4 Mondial Way, Harlington, Hayes (UB3 5AR).

NOTE: The flat is on the ground floor.
- 2 (01.05.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 26 April 2018
Term : 150 years from 1 January 2017
Parties : (1) Q3 Development Property Limited
(2) Ishdeep Kaur Degun
- 3 (01.05.2018) The Lease prohibits or restricts alienation.
- 4 (01.05.2018) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (01.05.2018) The landlord's title is registered.

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 (01.05.2018) PROPRIETOR: ISHDEEP KAUR DEGUN of Flat 8, 4 Mondial Way, Harlington, Hayes UB3 5AR.
- 2 (01.05.2018) The price, other than rents, stated to have been paid on the grant of the lease was £229,250.

B: Proprietorship Register continued

- 3 (01.05.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number AGL658 or their conveyancer that the provisions of paragraph 10 of the 5th Schedule of the registered lease have been complied with.

C: Charges Register

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

- 1 (01.05.2018) An Agreement dated 12 October 1987 made between (1) The Mayor Aldermen and Burgesses of The London Borough of Hillingdon (2) Airways Garage Limited (3) Skyport Properties Limited (4) G. Percy Trentham (Developments) Limited and (5) Trentham Project Management (Heathrow) Limited relates to the development of Airway Garage and improvements to the A4 Bath Road Trunk Road. The Agreement also contains an undertaking to dedicate part of the land in this title for use as a public highway upon the terms and conditions therein mentioned.

NOTE: No copy of the Agreement referred to is held by land Registry.

- 2 (01.05.2018) A Transfer of the freehold estate in the land in this title and other land dated 27 October 1987 made between (1) Forte & Company Limited (2) Trusthouse Forte Hotels Limited (3) Trusthouse Forte (UK) Limited (4) Trusthouse Forte International Limited (5) Trusthouse Forte PLC (collectively referred to as the Transferors and (6) Skyport Properties Limited (Transferee) contains the following covenants:-

The Transferee hereby covenants on behalf of the Transferee and the Transferees successors in title with the Transferors and each of them so as to run with and bind the whole of the land and premises hereby transferred and every part thereof that the Transferee and its successors in title shall not at any time hereafter erect a hotel upon the whole or any part of the land hereby transferred or permit the same to be used as a hotel.

- 3 (01.05.2018) A Transfer which included the freehold estate in the land in this title dated 27 October 1987 made between (1) Skyport Properties Limited and Airways Garage Limited (Vendors) and (2) Guildhall Properties Limited (Guildhall) contains the following covenants:-

"Guildhall hereby covenants with the Vendors on behalf of itself and its successors in title to the Property so as to run with and bind the whole of the property and each and every part thereof to observe and perform the covenants set out in the Third Schedule hereto and to indemnify and keep indemnified the Vendors against all future actions claims and demands in respect of any breach thereof".

THE THIRD SCHEDULE

Not at any time to erect a hotel upon the whole or any part of the Property or permit the same to be used as a hotel.

- 4 (01.05.2018) REGISTERED CHARGE dated 26 April 2018.
- 5 (01.05.2018) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 6 (01.05.2018) The proprietor of the Charge dated 26 April 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register