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Official copy of register of title

Title number DY46970

Edition date 30.07.2018

- This official copy shows the entries on the register of title on 15 JUL 2020 at 12:04:27.
- 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 15 Jul 2020.
- 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, Nottingham Office.

A: Property Register

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

CITY OF DERBY

- 1 (21.06.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 56 Osmaston Road, Derby (DE1 2HU).
- 2 The Conveyance dated 30 May 1977 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

(i) All eaves spouts down rainwater spouts cisterns drains pipes cables or conduits and other matters and things now used and enjoyed or intended to be used and enjoyed in common with the owners and occupiers for the time being of the property hereby conveyed and the adjoining property Number 54 Osmaston Road formerly belonging to the Vendor shall continue to be so used and enjoyed and shall be repaired and maintained at the fair and proportionate expense of the owners of the properties entitled to use the same.

(ii) The wall dividing the property hereby conveyed from Number 54 Osmaston Road aforesaid is a party wall and shall henceforth be repairable and maintainable as such."
- 3 (10.08.1993) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (05.08.2005) PROPRIETOR: TARANJIT SINGH BADH of 17 Lakeside Drive, Littleover, Derby DE23 3US.
- 2 (05.08.2005) The price stated to have been paid on 1 July 2005 was

Title number DY46970

B: Proprietorship Register continued

£170,000.

- 3 (05.08.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 July 2005 in favour of The Royal Bank Of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 30 May 1977 made between (1) George Michael Green (Vendor) and (2) Barry Malcolm Austin:-:-
- "EXCEPTING AND RESERVING the right for the Vendor or his successors in title owners or occupiers for the time being of the adjoining property Number 54 Osmaston Road Derby to pass and repass with or without motor vehicles over the yard at the rear of the property hereby conveyed for the purpose of access to and from the rear of Number 54 Osmaston Road aforesaid and to Sacheveral Street."
- 2 (05.08.2005) REGISTERED CHARGE dated 1 July 2005.
- 3 (30.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 13-19 Derby Road, Nottingham NG1 5AA.

End of register