

Title Number : EGL529375

This title is dealt with by Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 SEP 2015 at 11:49:33 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|---|
| Title Number | : EGL529375 |
| Address of Property | : Flat 5, 3 Limeharbour, London (E14 9LS) |
| Price Stated | : £96,250 |
| Registered Owner(s) | : ROMAN NASIROV of Flat 5, 3 Limeharbour, London E14 9LS. |
| Lender(s) | : None |

Title number EGL529375

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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.

TOWER HAMLETS

- 1 (15.11.2007) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 5, 3 Limeharbour, London (E14 9LS).

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

- 2 (15.11.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 18 September 2007
Term : 125 years from 11 June 2007
Parties : (1) Toynbee Partnership Housing Association Limited
(2) Roman Nasirov

NOTE 1: The Lease contains a right of pre-emption.

NOTE 2: The Tenant is under an obligation to surrender the lease in the circumstances therein mentioned.

- 3 (15.11.2007) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (15.11.2007) 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 (15.11.2007) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.
- 6 (15.11.2007) 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 (15.11.2007) PROPRIETOR: ROMAN NASIROV of Flat 5, 3 Limeharbour, London E14 9LS.
- 2 (15.11.2007) The price, other than rents, stated to have been paid on the grant of the lease was £96,250.
- 3 (15.11.2007) 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 is to be registered without a

B: Proprietorship Register continued

certificate signed by the proprietor for the time being of the estate registered under title number EGL523113 or signed on such proprietor's behalf by its secretary or conveyancer that the provisions of Clauses 3(16), 3(17) and 3(18) of the registered lease have been complied with.

C: Charges Register

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

- 1 (15.11.2007) A Transfer of land and water at West India Dock and Millwall Docks dated 10 October 1997 made between (1) London Docklands Development Corporation (Transferor) and (2) British Waterways Board (Transferee) contains covenants by the Transferor details of which are set out in the schedule of restrictive covenants hereto.
- 2 (15.11.2007) The land is subject to the rights reserved by a lease dated 11 June 2007 of Flats 1-7 and 15-20 (inclusive) 3 Limeharbour and Flats 12-21 (inclusive) 16 Roffey Street for a term of 250 years from 1 January 2007.

NOTE: Copy filed under EGL523113.

Schedule of restrictive covenants

- 1 (15.11.2007) The following are details of the covenants contained in the Transfer dated 10 October 1997 referred to in the Charges Register:-

"The Transferor covenants with the Transferee for the benefit of the Property and each and every part of it as set out in Schedule 3 (provided always that the Transferor shall not be liable for any breach or non-observance of such covenants by any lessee of any part of parts of the Retained Land under any lease granted on or before the date of this Transfer and/or for any breach of its successors in title or assigns of any parts of the Retained Land) provided further always that the Transferee shall release London Docklands Development Corporation from such covenants on a transfer of the Retained Land (or any part thereof) where substantially similar covenants are obtained from the transferee for the benefit of the Property and the Transferee shall if so required by London Docklands Development Corporation and at their cost enter into a Deed of Release in a form to be prepared by or on behalf of London Docklands Development Corporation

SCHEDULE 3

Transferor's Covenants

1. Not to materially lessen the support afforded by the Retained Land (or any part) of the Property by any piling or other works which may be carried out upon the Retained Land
2. Not to cause any damage to the Property
3. Not to discharge or permit or suffer to be discharged into the Docks any oil grease or other deleterious matter or pollutant or any substance which may be or become a source of pollution or danger to the Docks the Dock Walls or water in the Docks."

NOTE: The Property referred to is the land transferred and the Retained Land referred to included the land in this title and other land.

End of register