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Official copy of register of title

Title number BK481090

Edition date 22.01.2024

- This official copy shows the entries on the register of title on 30 MAY 2024 at 10:06:58.
- 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 30 May 2024.
- 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, Gloucester Office.

A: Property Register

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

WOKINGHAM

- 1 (13.05.1968) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 11 Merrill Drive, Winnersh, Wokingham (RG41 5RS).
- 2 (28.12.2016) The land has the benefit of any legal easements granted by the Transfer dated 28 November 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 3 (28.12.2016) The Transfer dated 28 November 2016 referred to above contains a provision as to light or air and boundary structures and 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 (08.01.2024) PROPRIETOR: SANA UBAIR of 11 Merrill Drive, Winnersh, Wokingham RG41 5RS.
- 2 (28.12.2016) RESTRICTION: No disposition of the registered estate 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 Arbor Lane Winnersh Berkshire Limited (Co. Regn. No. 9664818) of New Kings Court, Tollgate, Chandlers Ford, Eastleigh SO53 3LG that the provisions of clauses 29.3 and 29.4 of the Transfer dated 28 November 2016 referred to in the Charges Register have been complied with.
- 3 (08.01.2024) The price stated to have been paid on 28 November 2023 was £505,000.
- 4 (08.01.2024) The Transfer to the proprietor contains a covenant to

B: Proprietorship Register continued

observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

- 5 (08.01.2024) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 28 November 2023 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (13.07.2006) The land in this title is subject to the rights granted by a Transfer of other dated 28 April 2006 made between (1) Leslie Charles Frederick Smith and Aerial Frederica Smith and (2) Rectory Homes Limited.

NOTE: Copy filed under BK406253.

- 2 (02.10.2006) By a Deed dated 13 September 2006 made between (1) Leslie Charles Frederick Smith and Aerial Frederica Smith and (2) Rectory Homes Limited the right of drainage contained in the Transfer dated 28 April 2006 referred to above has been varied.

NOTE: Copy filed under BK406253.

- 3 (30.08.2016) The land is subject to the rights granted by a Transfer of other land dated 19 August 2016 made between (1) Bellway Homes Limited and (2) Energetics Electricity Limited.

The said transfer also contains restrictive covenants by the transferor.

NOTE: Copy filed under BK478709.

- 4 (28.12.2016) A Transfer of the land in this title dated made between (1) Bellway Homes Limited (2) Rahul Tak and (3) Arbor Lane Winnersh Berkshire Limited contains a reservation of rentcharges as therein mentioned.

The said Deed also contains covenants.

NOTE 1: Rentcharge registered under title BK479619.

NOTE 2: Copy filed.

- 5 (28.12.2016) The Transfer dated 28 November 2016 referred to above contains a covenant as to the grant of rights in the events therein mentioned.

- 6 (08.01.2024) REGISTERED CHARGE dated 28 November 2023.

- 7 (08.01.2024) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

End of register