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Official copy of register of title

Title number NGL948737

Edition date 02.02.2017

- This official copy shows the entries on the register of title on 19 MAY 2017 at 11:16:55.
- 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 19 May 2017.
- 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, Croydon 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.

CITY OF WESTMINSTER

- 1 (28.01.2015) 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 Land Registry and being 17 Belgrave Square and 17 Belgrave Mews West, London (SW1X 8PG).

NOTE: The airspace extending more than 5 metres above any land and buildings is not included in the title.
- 2 (28.01.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 January 2015
Term : from and including 23 January 2015 and expiring on 20 September 2034
Parties : (1) Belgravia PT LLP
(2) Georgy Bedzhamov
- 3 (28.01.2015) 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.
- 4 (28.01.2015) 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.
- 5 (28.01.2015) 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 (28.01.2015) PROPRIETOR: GEORGY BEDZHAMOV care of Rokeby Johnson Baars

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B: Proprietorship Register continued

LLP, 22 Gilbert Street, London W1K 5HD.

2 (28.01.2015) The price, other than rents, stated to have been paid on the grant of the lease was £15,204,000.

End of register