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Official copy of register of title

Title number NGL534181

Edition date 10.02.2022

- This official copy shows the entries on the register of title on 07 SEP 2023 at 12:43:53.
- 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 07 Sep 2023.
- 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 The Leasehold land shown edged with red on the plan of the above Title
2 filed at the Registry and being Land in Grosvenor Gardens, Lower
3 Grosvenor Place, Beeston Place and Grosvenor Gardens Mews East,
4 Belgravia, London.

2 (30.05.1984) Short particulars of the lease(s) (or under-lease(s))
under which the land is held:
Date : 27 March 1984
Term : 200 years from 25 March 1984
Rent : £1000 (subject to review)
Parties : (1) The Trustees of The Will of The Most Noble The Second
Duke of Westminster
 (2) Grosvenor Estates
NOTE 1: The Lease comprises also other land.
NOTE 2: Copy lease filed under NGL491184.

3 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 (17.02.1997) The filed plan has been amended to show by blue tinting
the extent of the vaults lying beneath the roadways which are included
in the title.

5 The title includes any legal easements granted by the registered lease
but is subject to any rights that are granted or reserved by the said
lease and affect the registered land.

6 (14.10.2010) The landlord's title is registered.

7 (20.11.2013) The registered lease is deemed to have been surrendered
and regranted following the grant of a lease or leases under section 56
or 93(4) of the Leasehold Reform, Housing and Urban Development Act
1993 with the effect specified in paragraph 10 of Schedule 11 to that
Act.

A: Property Register continued

- 8 (16.05.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 9 (16.05.2017) As to the part edged and lettered X in green on the title plan Lease determined. Register closed.

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 PROPRIETOR: GROSVENOR ESTATE BELGRAVIA (Co. Regn. No. 1138134) (an unlimited company) of 70 Grosvenor Street, London W1K 3JP.
- 2 (30.05.1984) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 Grosvenor Gardens Mews East is subject to rights of way.
- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 3 (18.09.1998) An Agreement dated 11 August 1998 made between (1) Grosvenor Estate Belgravia and others (2) The Lord Mayor and Citizens of the City of Westminster and pursuant to Section 106 of the Town and Country Planning Act 1990 and Section 76 of the Greater London Council (General Powers) Act 1974 contains provisions relating to the development of the land in this title.
The said deed also contains restrictive conditions.

NOTE: Copy filed.

- 4 (26.01.2010) By a Deed dated 8 January 2010 made between (1) Grosvenor Estate Belgravia and (2) Berkeley Homes (Surrey) Limited the terms of the lease dated 31 December 1996 of 1/1A Grosvenor Gardens and the Deed of Variation dated 9 March 1998 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under NGL746734.

- 5 (04.03.2010) By a Deed of variation dated 24 December 2009 made between (1) Grosvenor Estate Belgravia and (2) Omaha Nominees One (A) Limited And Omaha Nominees One (B) Limited the terms of the lease dated 2 September 2002 and 8 February 2006 of 15 Grosvenor Gardens, 15 Grosvenor Gardens Mews East and the airspace above 15 Grosvenor Gardens and 15 Grosvenor Gardens Mews East referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under NGL818157.

- 6 (25.03.2014) UNILATERAL NOTICE affecting Ground Floor Flat, 1a Grosvenor Gardens in respect of a notice dated 28 February 2014 served under section 42 of the Leasehold Reform, Housing and Urban Development Act 1993 by TBT Limited pursuant to section 97(1) of that Act.
- 7 (25.03.2014) BENEFICIARY: TBT Limited of Level 7, 3-13 Shortland Street, Auckland, 1010 New Zealand and care of Rooks Rider Solicitors LLP, Challoner House, 19 Clerkenwell Close, London EC1R 0RR.
- 8 (15.01.2019) By a Deed dated 2 January 2019 made between (1) Grosvenor Estate Belgravia (2) No.1 Grosvenor Gardens Management Company Limited and (3) Faizul Rasool the terms of the lease dated 31 December 1996 of

C: Charges Register continued

1/1A Grosvenor Gardens referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

9 (25.10.2019) UNILATERAL NOTICE affecting Flat 1, 1a Grosvenor Gardens in respect of a notice dated 21 October 2019 served under section 42 of the Leasehold Reform, Housing and Urban Development Act 1993 by Barwick Group Corp pursuant to section 97(1) of that Act.

NOTE: Copy filed.

10 (25.10.2019) BENEFICIARY: Barwick Group Corp (incorporated in British Virgin Islands) of Vanterpool Plaza, 2nd Floor, Wickhams Cay, road Town, Tortola, British Virgin Islands.

11 (10.02.2022) By a Deed dated 10 June 2021 made between (1) Grosvenor Estate Belgravia (2) Choice Props Commercial Limited and (3) Investors In Private Capital Limited the terms of the lease dated 1 June 2006 of 14 and 15 Lower Grosvenor Place referred to in the schedule of leases hereto were varied.

NOTE 1: The proprietor of the registered charge dated 14 November 2017 of the tenants title NGL867181 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: Copy Deed filed under NGL867181.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	30.05.1984	13A and 15A Grosvenor Gardens Mews East	03.09.1981 70" years from 24.6.1980	NGL465624
2	17.02.1997	1/1A Grosvenor Gardens	31.12.1996 99 years from 25.12.1996	NGL746734
NOTE 1: By a Deed dated 9 March 1998 made between (1) Grosvenor Estate Belgravia and (2) Berkeley Homes (Surrey) Limied the terms of the lease were expressed to be varied. (Copy Deed filed.)				
NOTE 2: See entry in the Charges Register relating to the Deed of Variation dated 8 January 2010.				
NOTE 3: See entry in the Charges Register relating to the Deed of Variation dated 2 January 2019				
3	13.04.2000	11-13 Lower Grosvenor Place	09.03.2000 125 years from 25.12.1999	NGL785088
4	22.11.2002	7 Grosvenor Gardens Mews East (excluding the airspace above the land and buildings)	27.09.2002 125 years from 24.6.2002	NGL815786
5	22.11.2002	9 to 11 Grosvenor Gardens and 9 and 11 Grosvenor Gardens Mews East(excluding airspace)	02.09.2002 125 years from 25.12.2001	NGL815787
6	22.11.2002	17 Grosvenor Gardens (excluding airspace)	27.09.2002 125 years from 24.6.2002	NGL815789
7	04.02.2003	15 Grosvenor Gardens and 15 Grosvenor Gardens Mews East (excluding airspace)	02.09.2002 125 years from 25.12.2001	NGL818157

NOTE: See entry in the Charges Register relating to a Deed of Variation

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
8	26.07.2006	14 and 15 Lower Grosvenor Place (excluding the airspace)	01.06.2006 125 years from 25.3.2006	NGL867181
NOTE: See entry in the Charges Register relating to a Deed of Variation dated 10 June 2021.				
9	11.10.2006	Airspace above 15 Grosvenor Gardens and 15 Grosvenor Gardens Mews East	08.02.2006 From 8.2.2006 to 24.12.2126	NGL870818
NOTE 1: This lease is supplemental to the Lease dated 2 September 2002 referred to above				
NOTE 2: See entry in the Charges Register relating to a Deed of Variation				
10	23.10.2006	13 Grosvenor Gardens and 13 Grosvenor Gardens Mews East	26.09.2006 125 years from 24.6.2006	NGL871286
11	10.01.2007	3 Grosvenor Gardens and 3 Grosvenor Garden Mews East	20.12.2006 125 years from 29.9.2006	NGL874559
NOTE: The lease dated 20 December 2006 referred to above has been determined as to 3 Grosvenor Garden Mews East.				
12	10.01.2007	5 Grosvenor Gardens and 5 Grosvenor Gardens Mews East	20.12.2006 125 years from 29.9.2006	NGL874560
13	10.01.2007	7 Grosvenor Gardens	20.12.2006 125 years from 29.9.2006	NGL874561
14	28.05.2008	Flat 4 1A Grosvenor Gardens	18.03.2008 178 years from 18/03/2008	NGL896412
NOTE: This lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993 and the provisions of paragraph 10 of Schedule 11 to that Act apply.				
15	20.11.2013	Flat 5, 1/1A Grosvenor Gardens	19.04.2013 from 19.04.2013 to 04.12.2185	NGL938679
NOTE: This lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993 and the provisions of paragraph 10 of Schedule 11 to that Act apply.				
16	23.07.2014	First Floor Flat 2	17.07.2014 From and including 17.7.2014 to 4 December 2185	NGL944157
NOTE: This lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993 and the provisions of paragraph 10 of Schedule 11 to that Act apply.				
17	20.07.2016	Flat 6 1/1A Grosvenor Gardens (Third Floor)	07.07.2016 from 7.7.2016 and expiring on 5.12.2185	NGL961933
NOTE: This lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993 and the provisions of paragraph 10 of Schedule 11 to that Act apply.				
18	19.12.2019	19-21 Grosvenor Gardens Note: The airspace is excluding	17.12.2019 From and including 17 December 2019 and expiring	BB3081

Schedule of notices of leases continued

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
		on 28 September 2144	

End of register