

Title Number : WK64882

This title is dealt with by Land Registry, Gloucester 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 17 NOV 2010 at 14:29:57 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	: WK64882
Address of Property	: 29 Clarendon Avenue, Leamington Spa (CV32 4SG)
Price Stated	: Not Available
Registered Owner(s)	: RAJINDERPAL SINGH DHILLON of 236 Alcester Road, Stratford-Upon-Avon, Warwickshire CV37 9LG.
Lender(s)	: Mortgage Express Nicholas Frank Carter Susan Michelle Carter

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 NOV 2010 at 14:29:57. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

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

WARWICKSHIRE : WARWICK

- 1 (31.07.1967) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 29 Clarendon Avenue, Leamington Spa (CV32 4SG).

NOTE: As to the part tinted blue on the title plan only the buildings over the archway entrance are included in the title.

- 2 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 30 June 1967 made between (1) Ann Bailey and (2) Thomas Edwin Leivers (Purchaser) in the following terms:-

"TOGETHER with a right of way for the Purchaser and his successors in title from and to Clarendon Avenue to and from the back of the Property AND TOGETHER ALSO with a right of support to the buildings over the archway entrance shown coloured red on the said plan and the right of light and air as now used and enjoyed to the windows of the said buildings AND a right of entry to the premises at the rear of the said archway coloured red for the purpose of cleaning windows repairing and similar purposes in connection with the building over the said archway SUBJECT to the right of the owner of the builders' yard offices and building situate at the rear of the Property to maintain the Builders' sign on the wall near the archway entrance similar to and of the same size as that now used and enjoyed."

NOTE: The archway entrance coloured red on the Conveyance plan is tinted blue on the filed plan.

- 3 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.
- 4 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered WK223140 in green on the filed plan dated 19 October 1973 made between (1) Thomas Edwin Leivers and (2) David Smedley:-

"EXCEPT AND RESERVED to the Transferor and his successors in title the bathroom at first floor level shown edged blue on the said plan with a right of support as at present enjoyed from the remainder of the premises transferred being part of the land comprised in the title above mentioned TOGETHER with a full and free right to use the inclosed passage up to first floor level shown edged green on the said plan for storage or any other purpose connected with the Transferee's business subject only to the right of the Transferor and his successors in title to enter on the said passage for the purpose of pointing maintaining and decorating the exterior of the property retained by the Transferor AND TOGETHER with a right of way for the Transferee and his successors in title (in common with the Transferor and his successors in title and all others enjoying the like right or to whom he may grant the same) from and to Clarendon Avenue to and from the property hereby transferred AND TOGETHER ALSO with the benefit of and subject to all other rights of way water light

A: Property Register continued

drainage and sewerage and all other rights and easements or quasi-easements as are now used and enjoyed by or against the property hereby transferred and adjoining property."

NOTE: Original Transfer filed under WK223140.

- 5 The Transfer dated 19 October 1973 referred to above contains the following provision:-

"It is hereby agreed and declared that the walls separating the property hereby transferred from the property of the Transferor shall henceforth be deemed to be party walls and shall be used and repaired accordingly and that the spouts fall pipes and water pipes which serve the two said properties jointly shall be maintained and repaired and the costs thereof borne by the owners and occupiers for the time being of the said two properties in equal shares."

- 6 (28.06.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

- 7 (28.06.2002) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered WK401239 in green on the filed plan dated 23 May 2002 made between (1) Jullia Carolyn Wells and (2) David John Lea and Rachel Helen Lea.

NOTE: Original filed under WK401239.

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 (20.05.2005) PROPRIETOR: RAJINDERPAL SINGH DHILLON of 236 Alcester Road, Stratford-Upon-Avon, Warwickshire CV37 9LG.
- 2 (20.05.2005) The price stated to have been paid on 4 March 2005 was £223,000.
- 3 (20.05.2005) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (07.09.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 4 August 2006 in favour of Mortgage Express referred to in the Charges Register.
- 5 (30.01.2009) BANKRUPTCY NOTICE entered under section 86(2) of the Land Registration Act 2002 in respect of a pending action, as the title of the proprietor of the registered estate appears to be affected by a petition in bankruptcy against Rajinderpal Dhillon presented in the Warwick County Court (Court Reference Number 39 of 2009) (Land Charges Reference Number PA 15751/09)

C: Charges Register

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

- 1 (07.09.2006) REGISTERED CHARGE dated 4 August 2006.
- 2 (17.04.2007) Proprietor: MORTGAGE EXPRESS (an unlimited company) (Co. Regn. No. 2405490) of P.O. Box 88, Croft Road, Crossflatts, Bingley, West Yorks BD16 2UA and of Bingley Operations Centre,

C: Charges Register continued

Main Street, Bingley, West Yorks BD16 2LW.

3 (26.04.2007) REGISTERED CHARGE dated 25 April 2007.

4 (26.04.2007) Proprietor: NICHOLAS FRANK CARTER and SUSAN MICHELLE
CARTER of 23 Ladythorn Crescent, Bramhall, Stockport, Cheshire SK7
2LB.

End of register