

Title Number : TGL336423

This title is dealt with by Land Registry, Telford 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 20 JAN 2012 at 19:21:55 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	: TGL336423
Address of Property	: Apartment 4005, 8 Walworth Road, London (SE1 6EL)
Price Stated	: £1,040,000
Registered Owner(s)	: CHIAN LUCK AH TECK and PAUL CYRIL HOW KIN SANG of Mount Ory, Moka, Mauritius.
Lender(s)	: Fortis Bank

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 JAN 2012 at 19:21:55. 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. 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.

SOUTHWARK

- 1 (14.09.2010) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment 4005, 8 Walworth Road, London (SE1 6EL).

NOTE: Only the fortieth floor is included in the title.

- 2 (14.09.2010) 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.

NOTE: The rights granted by the lease are included in the registration only in so far as they affect the land in title number TGL251176 at the date of the registered lease.

- 3 (14.09.2010) A Deed of Mutual Grant dated 11 September 1990 made between (1) Huntingdon Foundation Limited and (2) The London Borough of Southwark is expressed to grant rights of way over adjoining land.

NOTE: Original filed under TGL15110.

- 4 (14.09.2010) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 10 September 2010
Term : 125 years from and including 25 March 2010
Parties : (1) Castle House Developments Limited
(2) Chian Luck Ah Teck and Paul Cyril How Kin Sang
(3) Strata SE1 Management Company Limited

- 5 (14.09.2010) The Lease prohibits or restricts alienation.
- 6 (14.09.2010) 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 (14.09.2010) PROPRIETOR: CHIAN LUCK AH TECK and PAUL CYRIL HOW KIN SANG of Mount Ory, Moka, Mauritius.
- 2 (14.09.2010) The price, other than rents, stated to have been paid on the grant of the lease was £1,040,000.

B: Proprietorship Register continued

- 3 (14.09.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (14.09.2010) 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 not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Strata SE1 Management Company Limited of 23 Hanover Square, London W1S 1JB or their conveyancer that the provisions of Clause 5.20.3 of the registered lease have been complied with.
- 5 (14.09.2010) 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 10 September 2010 in favour of Fortis Bank referred to in the Charges Register.

C: Charges Register

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

- 1 (14.09.2010) REGISTERED CHARGE dated 10 September 2010.
- 2 (14.09.2010) Proprietor: FORTIS BANK (incorporated in Belgium) (UK Regn. No. FC014598) of UK Branch, 5 Aldermanbury Square, London EC2V 7HR.

End of register