

BOWERS

Solicitors

Our Ref: RHE.SLR.Sichani
Your Ref:
Date: 26 March 2021

Raymond H Esdaile TEP
Zach Esdaile BA
Telephone: 020 8455 9881
Fax: 020 8455 6658
www.bowers-solicitors.com
Email: raymond@bowers-solicitors.com

Mr F Sichani
Flat 60
3-8 Porchester Gate
Bayswater Road
LONDON W2 3HS

Dear Farid

Flat 15 Kensington West, Blythe Road, W14 0JQ

I enclose copy of the Title information document in connection with the above property.

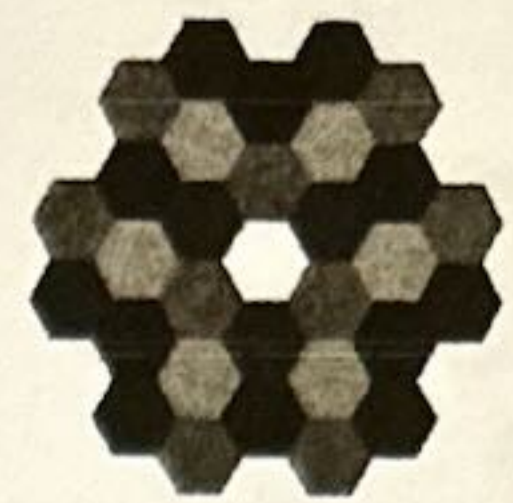
Yours sincerely,



R. H. ESDAILE

Unit 2 Technology Park, Colindeep Lane, London NW9 6BX

Authorised and Regulated by The Solicitors Regulation Authority
Under Number 47468



BOWERS
DX33800
UNIT 2 TECHNOLOGY PARK
COLINDEEP LANE
LONDON

DX

Date
23 December 2020

Your ref
RHE.SICHANI

Our ref
RCS/NGL644634

Completion of registration

Title number **NGL644634**

Property

Registered proprietor

Your application lodged on 20 October 2020 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

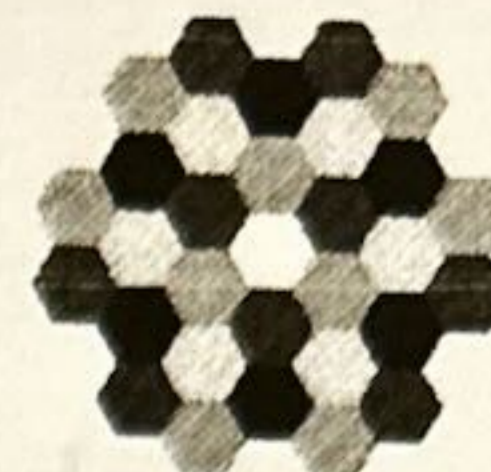
If you require this correspondence in an alternative format, please let us know.

HM Land Registry
Birkenhead Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

Tel 0300 006 0411
birkenhead.office
@landregistry.gov.uk

www.gov.uk/land-registry



Official copy of register of title

Title number NGL644634 Edition date 20.10.2020

- This official copy shows the entries in the register of title on 27 November 2020 at 08:08:42.
- 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 23 December 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

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

HAMMERSMITH AND FULHAM

- 1 (18.09.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry. Short particulars of the land and of the leases under which the land is held are contained in the Property Register Schedule hereto.
- 2 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 leases referred to in the Property Register Schedule hereto.
- 3 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Schedule of short particulars of the land and of the leases under which the land is held

- 1 Property description: 15 Kensington West, Blythe Road, London (W14 0JG).
 Date of lease : 5 September 1989
 Parties : (1) Brookgreen Investments Limited
 (2) The Kensington West Management Company Limited
 (3) Stephen Wun Chung Chow and Zee Lisu Chow
 Term : 125 years from 24 June 1985
 Rent : £100 rising to £500
 Lessor's title : NGL555431
 Plan reference : tinted pink
 NOTE: As to the part tinted pink on the title plan only the first floor flat is included in the title

Schedule of short particulars of the land and of the leases under which the land is held continued

- 2 Property description: Garage space 35
Date of lease : 5 September 1989
Parties : (1) Brookgreen Investments Limited
(2) The Kensington West Management Company Limited
(3) Stephen Wun Chung Chow and Zee Lisu Chow
Term : 125 years from 24 June 1985
Rent : £10 rising to £50
Lessor's title : NGL555431
Plan reference : tinted blue
NOTE: As to the part tinted blue on the title plan only the basement is included in the title

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 (02.07.2020) PROPRIETOR: FARID FALLAHI SICHANI of Flat 6, Caroline House, Bayswater Road, London W2 4RQ.
- 2 (02.07.2020) The price stated to have been paid on 16 June 2020 was £538,500.
- 3 (20.10.2020) The proprietor's address for service has been changed.

C: Charges register

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

- 1 (20.10.2020) REGISTERED CHARGE dated 19 October 2020.
- 2 (20.10.2020) Proprietor: ALIMOHAMMED FALLAHI SICHANI, FLORA FALLAHI SICHANI and FARAZ SICHANI of Flat 15, Kensington West, Blythe Road, London W14 0JG.

End of register