

Title Number : SGL60359

This title is dealt with by Land Registry, Croydon 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 3 MAR 2010 at 13:12:31 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	: SGL60359
Address of Property	: 10 and 10a Guildford Avenue, Surbiton (KT6 6LN)
Price Stated	: Not Available
Registered Owner(s)	: TOBY WALKER, JULIE MARLENE WALKER and SATIN JAYANTILAL DATTANI of 10a Guilford Avenue, Surbiton, Surrey KT5 8DQ.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 MAR 2010 at 13:12:31. 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.

KINGSTON UPON THAMES

- 1 (24.04.1968) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 and 10a Guildford Avenue, Surbiton (KT6 6LN).

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 (07.12.2007) PROPRIETOR: TOBY WALKER, JULIE MARLENE WALKER and SATIN JAYANTILAL DATTANI of 10a Guilford Avenue, Surbiton, Surrey KT5 8DQ.
- 2 (24.12.1996) 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 A Conveyance of the land in this title dated 8 February 1922 made between (1) George Edward Moser and Herbert Moser (Vendors) and (2) Henrietta Mary Jillings (Purchaser) contains the following covenants:-

"And the Purchaser for herself her executors administrators and assigns doth hereby covenant with the vendors their heirs and assigns and as a separate covenant with each of them his heirs and assigns that she will for ever hereafter observe and perform the covenants and restrictions contained in the First Schedule hereto so far as the same remain to be performed and observed and to indemnify the Vendors from any future breach thereof

THE FIRST SCHEDULE above referred to

1. The house and premises erected upon the piece of land hereby conveyed shall be used as a private dwellinghouse only and the ground in rear thereof shall be kept as private garden only.

2. No wines or malt liquors or spirituous liquors shall be sold for consumption on or off the said premises nor shall any engine be erected thereon."

- 2 (27.09.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

C: Charges Register continued

The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	06.09.1982 SGL351739 1 (part of) 3 and 4	10 Guildford Avenue (Ground Floor Flat)	18.08.1982 99 years from 2/3/1981
2	27.09.2007 SGL691225 1 (part of) and 2	10a Guildford Avenue (First Floor Flat)	14.09.2007 999 years from 2/3/1981

End of register