



Mr & Mrs A Leung  
7 The Vale  
Woodford Green  
IG8 9BT

**Our Ref:** AXB/ALK/LEU5/1  
**Date:** 24 August 2010

Dear Mr & Mrs Leung

**Re-Mortgage of 10 Shirley Road, London, E15 4HX**

The registration of your re-mortgage has now been completed at the Land Registry. If you have a mortgage on your property then I have also sent confirmation of the registration to your lender.

I now enclose a copy of the updated Land Registry Title Entries for you to keep.

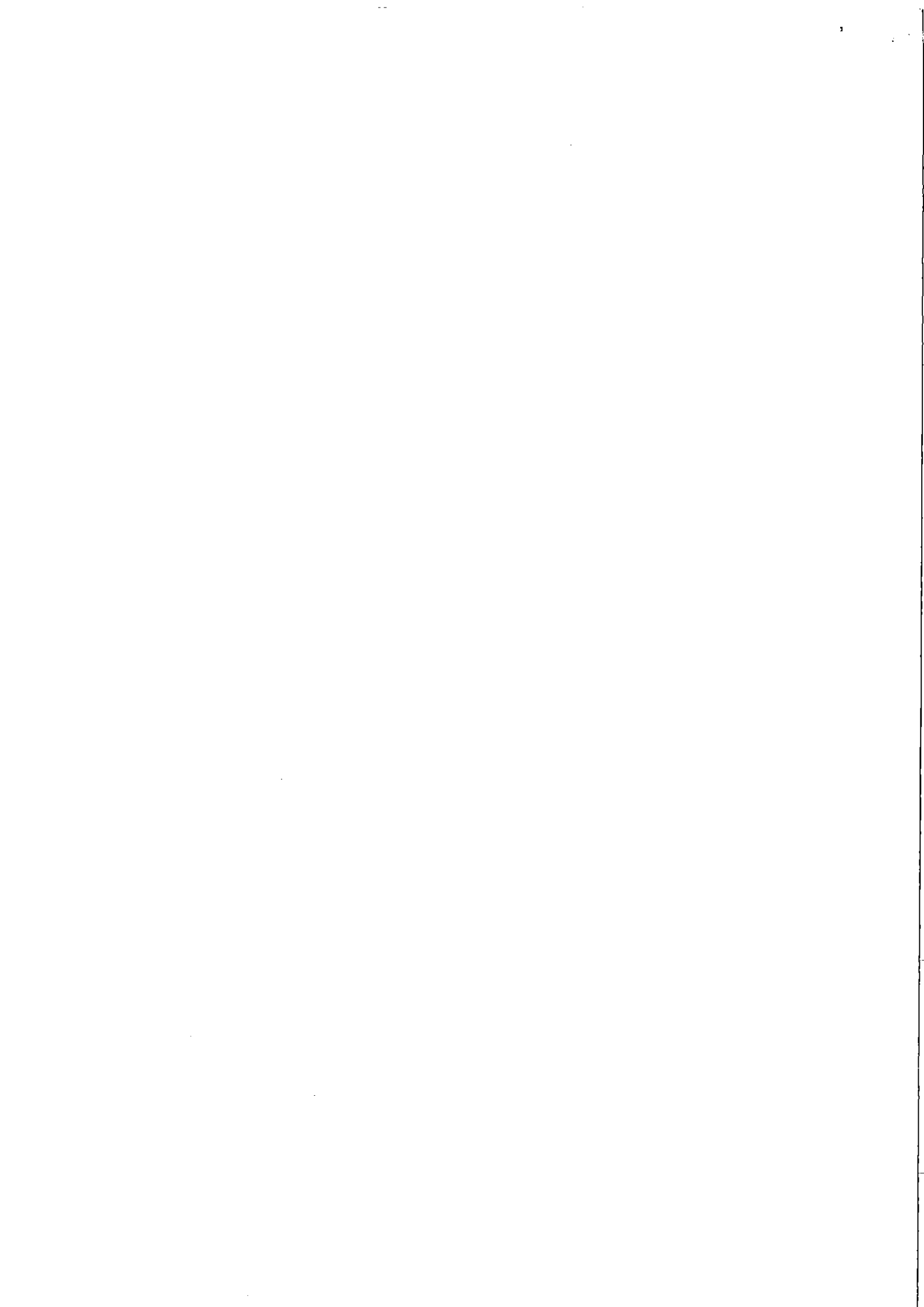
Please note that HM Land Registry now keeps electronic registers, and that Land Certificates and Charge Certificates, which were the old form of paper Title Deeds, were discontinued several years ago. You should therefore not be concerned if you have received less title documentation than when you last bought or remortgaged a property.

There may also be attached to this letter a bundle of old pre-registration documents and guarantees relating to your property which are no longer required by your lender (if applicable). They may be required should you decide to sell your property in the future. I would therefore recommend that you store these documents in a safe place.

We hope that should you choose to sell or remortgage your property in the future that we have the pleasure of acting for you again.

Yours sincerely

  
**BEAUMONT LEGAL**





BEAUMONT LEGAL  
DX743300  
WAKEFIELD 15

DX

Date  
20 August 2010

Your ref  
AXB/FB/LEU5/1

Our ref  
RCS/EGL324640

## Completion of registration

Title number	EGL324640
Property	10 Shirley Road, London (E15 4HX)
Registered proprietor	ANDREW CHIEN MUN LEUNG and VICKY VASSILIKI LEUNG

**From 1 October 2010 there will be a new Proper Office Order for the lodging of applications. The changes affect applications that would currently be lodged at Portsmouth, Stevenage and Tunbridge Wells offices. Further information can be obtained from the Land Registry web site [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or from Customer Support on 0844 892 1111.**

Your application lodged on 20 August 2010 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

### **Important information about the address for service**

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on 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 measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

Land Registry  
Nottingham Office  
Chalfont Drive  
Nottingham NG8 3RN

DX 10298 Nottingham 3

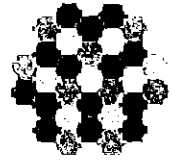
Tel 0115 9351166  
Fax 0115 9350038  
nottingham.office  
@landregistry.gsi.gov.uk

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not 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.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at [www.landregistry.gov.uk](http://www.landregistry.gov.uk) in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



## Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry  
Nottingham Office  
Chalfont Drive  
Nottingham NG8 3RN

DX 10298 Nottingham 3

Tel 0115 9351166  
Fax 0115 9350038  
nottingham.office  
@landregistry.gsi.gov.uk

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

### **Important information about the address for service**

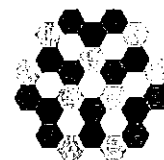
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## Official copy of register of title

Title number EGL324640      Edition date 20.08.2010

- This official copy shows the entries in the register of title on 20 August 2010 at 14:21:40.
- 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 20 August 2010.
- 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 Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Stevenage Office.

### A: Property register

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

#### NEWHAM

- 1      (08.07.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Shirley Road, London (E15 4HX).
- 2      (08.07.1994) The mines and minerals together with ancillary powers of working are excepted.
- 3      (08.07.1994) The Transfer dated 4 July 1994 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the Transfer and the easements and rights specified in Paragraph 2 of Schedule 6 of the said Act.
- 4      (08.07.1994) The Transfer dated 4 July 1994 referred to above contains a provision as to boundary structures.

### 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      (18.09.2001) PROPRIETOR: ANDREW CHIEN MUN LEUNG and VICKY VASSILIKI LEUNG of 7 The Vale, Woodford Green, Greater London IG8 9BT.
- 2      (18.09.2001) The price stated to have been paid on 20 August 2001 was £176,500.

## B: Proprietorship register continued

- 3 (18.09.2001) 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.
- 4 (20.08.2010) 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 2 August 2010 in favour of Bank of Scotland PLC referred to in the Charges Register.
- 5 (20.08.2010) 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 (08.07.1994) A Conveyance of the land in this title and other land dated 22 November 1892 made between (1) Joshua Pedley (Vendor) (2) George Chambers and Charles Augustus Masters and (3) William George Bunn and others (Trustees) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (08.07.1994) A Transfer of the land in this title dated 4 July 1994 made between (1) The Mayor and Burgesses of the London Borough of Newham and (2) Peter Martin Vieyra and Linda Jean Vieyra contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title

NOTE 2: Original filed.

- 3 (20.08.2010) REGISTERED CHARGE dated 2 August 2010.
- 4 (20.08.2010) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 November 1892 referred to in the Charges Register:-

The Trustees their successors and assigns do hereby covenant with the Vendor his heirs and assigns That they the Trustees their successors and assigns shall and will maintain and keep in a good and orderly state and condition the footpath and one half of the road on which the said piece of land hereby conveyed abuts AND ALSO that they the Trustees their successors and assigns will not carry on any trade or business whatsoever on the said piece of land hereby conveyed or on any part thereof AND ALSO that they the Trustees their successors and assigns shall not nor will at any time hereafter sell for consumption upon or from off the said piece of land hereby conveyed or from any part thereof any Ales Beer Wines Spirits or intoxicating liquors whatsoever and whether by wholesale or retail or in draught or in bottle nor permit the same to be done by other AND FURTHER that they shall not nor will set up upon the said piece of land hereby conveyed or on any part thereof nor permit the same to be done by others any messuage Club house building erection or tenement of any description for the sale of any such liquors for consumption in any manner aforesaid AND FURTHER shall not nor will demise or let or concur in demising or letting the whole or any part of the said land hereby conveyed unless by



## Schedule of restrictive covenants continued

the conditions of such demise or letting the Lessee and tenant shall be restricted and prohibited by covenant or agreement (to be incorporated in the instrument of demise or letting) from selling or permitting to sold upon the premises any such liquors in any manner aforesaid PROVIDED ALWAYS and it is hereby declared that the several foregoing stipulations shall run with the land so far as they legally can be made to do but neither the Trustee nor any future owner of the hereditaments hereby agreed to be sold or any part thereof shall be personally liable for the breach of any of the said stipulations in respect of any hereditaments hereby conveyed which shall be committed after the Trustees or such owner shall have parted with the seizin thereof.

End of register

