

Title Number : SYK17013

This title is dealt with by Land Registry, Nottingham 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 OCT 2013 at 20:14:39 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	: SYK17013
Address of Property	: 89 Pitt Street, Rotherham (S61 2PB)
Price Stated	: £68,000
Registered Owner(s)	: AZIZZUM AKHTAR and TANVEER AKHTAR of 57 Clough Road, Rotherham, South Yorkshire S61 1RG.
Lender(s)	: Bank of Scotland PLC

Title number SYK17013

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 OCT 2013 at 20:14:39. 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.

SOUTH YORKSHIRE : ROTHERHAM

- 1 (18.07.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 89 Pitt Street, Rotherham (S61 2PB).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 9 June 1975 made between (1) Frank Marsh Oglesby and Edith Betty Oglesby (Vendors) and (2) Ian Cameron Bird (Purchaser):-

"TOGETHER WITH a right of way at all times and for all purposes over and along such part of the adjoining property numbered 87 Pitt Street aforesaid as is coloured yellow on the said plan but Except and Reserving a similar right of way unto the owner or owners and occupiers for the time being of the said adjoining property Number 87 Pitt Street over such part of the property hereby conveyed as is coloured green on the said plan AND TOGETHER WITH and EXCEPT AND RESERVING such rights of drainage and water service as are respectively indicated on the said Plan by blue and red broken lines."
- 3 The Conveyance dated 9 June 1975 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls between the points marked A-B B-C C-D and D-E on the said plan are mesne or party walls and shall be repaired maintained and enjoyed accordingly and in accordance with Section 38 (i) of The Law of Property Act 1925."

NOTE:-Copy filed.

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 (29.11.2005) PROPRIETOR: AZIZZUM AKHTAR and TANVEER AKHTAR of 57 Clough Road, Rotherham, South Yorkshire S61 1RG.
- 2 (29.11.2005) The price stated to have been paid on 11 November 2005 was £68,000.
- 3 (29.11.2005) 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 (29.11.2005) 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 11 November 2005 in favour of Bank of Scotland PLC referred to in the Charges Register.

Title number SYK17013

C: Charges Register

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

- 1 A Conveyance dated 14 June 1895 made between W T Haworth, N Creswick and R T Badger contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (29.11.2005) REGISTERED CHARGE dated 11 November 2005.
- 3 (27.09.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register