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Title number WM694798 Edition date 12.10.2018

This official copy shows the entries on the register of title on 07 AUG 2020 at 11:20:55.

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 07 Aug 2020.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Coventry Office.

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.

WEST MIDLANDS : BIRMINGHAM

- 1 (16.03.1999) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south west side of Bedford Road, Camp Hill, Birmingham.
- 2 (16.03.1999) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 10 July 1980
Term : 75 years from 30 January 1976
Rent : £2,000 subject to review and insurance rent
Parties : (1) The City of Birmingham District Council
(2) Carter Industrial Products Limited
NOTE 1: The land in this title was not demised by the registered lease but accrued to the holding under the Limitation Act 1980. It is not known whether the dispossessed estate was freehold or leasehold. In so far as it was leasehold this registration takes effect subject to all estates and interests which may be subsisting or may arise thereunder
NOTE 2: The title of the neighbouring leasehold land referred to is WM596928
- 3 (16.03.1999) 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 Lease.
- 4 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.

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 number WM694798

Title possessory

- 1 (24.05.2018) PROPRIETOR: EUTOPIA LAND LTD (Co. Regn. No. 10857677) of 40 Craven Street, London WC2N 5NG.
- 2 (24.05.2018) The price stated to have been paid on 30 April 2018 for the land in this title and titles WM915358 and WM816486 was £7,000,000.
- 3 (24.05.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (24.05.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants on the part of the landlord contained in the leases referred to in the Schedule of Leases hereto and of indemnity in respect thereof.
- 5 (24.05.2018) 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 30 April 2018 in favour of Areo S.a.r.l. referred to in the Charges Register or their conveyancer.
- 6 (10.10.2018) 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, is to be completed by registration without a certificate signed by a conveyancer that the provisions of paragraph 3.2 of Schedule 5 of an Agreement dated 22 December 2017 made between (1) A. & J. Mucklow (Investments) Limited and (2) Eutopia Land LTD have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (16.03.1999) The land is subject to such restrictive covenants as may have been imposed thereon before 16 March 1999 and are still subsisting and capable of being enforced.
- 2 (14.05.2010) The land is subject to the lease set out in the schedule of leases hereto.
- 3 (25.04.2018) By a Deed of variation and lease dated 22 December 2017 made between (1) A & J Mucklow (Investments) Limited (2) Sulzer Electro Mechanical Services (UK) Limited and (3) Sulzer (UK) Holdings Limited the terms of the lease dated 29 September 2006 referred to in the schedule of leases hereto were varied.

NOTE:-Copy Deed filed under MM99427.

- 4 (24.05.2018) REGISTERED CHARGE dated 30 April 2018 affecting also other titles.

NOTE: Charge reference WM694798.

- 5 (24.05.2018) Proprietor: AREO S.A.R.L. (incorporated in Luxembourg) of 55 Avenue Pasture, L-2311, Luxembourg.
- 6 (24.05.2018) The proprietor of the Charge dated 30 April 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	14.05.2010	Land on the south west side of Bedford Road, Camp Hill	28.09.2006 from 28.9.2006 to 27.9.2018	WM967083

NOTE 1: The lease comprises also other land.

