

Land Registry
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howarth goodman  solicitors

DATED 18th September 2007

I HEREBY CERTIFY THAT
THIS IS A TRUE COPY OF
THE ORIGINAL

~~JAMES BARNES~~
SOLICITOR

TOYNBEE PARTNERSHIP HOUSING ASSOCIATION LIMITED

-and-

MR. ROMAN NASIROV

**ORIGINAL
SHARED OWNERSHIP UNDERLEASE**

Relating to

Flat 5, 3 Limeharbour,

London E14 9LS

HOWARTH GOODMAN

8 King Street

Manchester

H M LAND REGISTRY

Land Registration Act 2002

COUNTY AND DISTRICT : LONDON BOROUGH OF TOWER
HAMLETS
OR LONDON BOROUGH :
TITLE NUMBER : EGL523113
PROPERTY : Flats 1-7 and 15-20 (inclusive) 3
Limeharbour, London E14 9LS and Flats
12-21 (inclusive) 16 Roffey Street, London
E14 3NH

PARTICULARS

Landlord : **TOYNBEE PARTNERSHIP HOUSING
ASSOCIATION LIMITED** whose registered office
is at 58 Romford Road, Stratford, London E15 4TH

Leaseholder : **ROMAN NASIROV** of 22, Fallowfield, Six Acres
Estate, London N4 3PA

Development : All that piece of land situate at 3 Limeharbour
Millwall London E14 9LS and 16 Roffey Street,
Millwall, London E14 3NH now or formerly
comprised in Title Number EGL523113 together with
any adjoining land which may be added thereto and
together with any buildings or structures erected or to
be erected thereon or on some part thereof

Building : The block of flats in which the Premises demised by
this Lease are situate known as 3 Limeharbour,
Millwall, London E14 9LS and 16 Roffey Street,
Millwall, London E14 3NH and comprised in Title
Number EGL523113 referred to above

Premises	:	Flat 5. 3 Limeharbour, Millwall, London E14 9LS on the upper ground floor of the Building identified by the red edging on the attached plan and which shall be deemed to include the fixtures and fittings therein and which shall be deemed to include internal non structural walls all floor boards all sound insulation within the floor and floor covering all ceilings and plaster on the walls but not any joists or other structural parts of the Building
Superior Lease	:	A lease of the Property dated 11 th June 2007 made between Ability Developments Limited (1) and Toynbee Housing Association Ltd (2)
Superior Landlord	:	The Landlord under the Superior Lease and includes its successors in title
Superior Landlord's Title Number	:	EGL378082
Manager	:	SOLITAIRE PROPERTY MANAGEMENT COMPANY LIMITED of Lynwood House 10 Victors Way Barnet Hertfordshire EN5 5TE
Estate Regulations	:	Any reasonable regulations made by the Manager from time to time for the proper management and use of the Development
Initial Market Value	:	The sum of £275,000
Premium	:	The sum of £96,250
Initial Percentage	:	35%
Gross Rent on Commencement Date	:	£8,250.00 per annum
Initial Relevant Percentage	:	65%
Specified Rent	:	£5,362.50 per annum and any other sum that may be payable pursuant to the provisions of the Fourth Schedule hereto