

Title Number : WK216843

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

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This extract shows information current on 20 JAN 2021 at 15:39:15 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WK216843
Address of Property	: The Bungalow, Walmley Ash Lane, Minworth, Sutton Coldfield (B76 9BX)
Price Stated	: Not Available
Registered Owner(s)	: KUMUDINI KHARE of The Bungalow, Walmley Ash Lane, Minworth, Sutton Coldfield B76 9BX.
Lender(s)	: Barclays Bank UK PLC

Title number WK216843

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 JAN 2021 at 15:39:15. This copy does not take account of any application made after that time even if still pending in HM 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.

WEST MIDLANDS : BIRMINGHAM

- 1 (01.08.1973) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Bungalow, Walmley Ash Lane, Minworth, Sutton Coldfield (B76 9BX).

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 (02.04.2001) PROPRIETOR: KUMUDINI KHARE of The Bungalow, Walmley Ash Lane, Minworth, Sutton Coldfield B76 9BX.
- 2 (13.02.2017) 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 3 February 2017 in favour of Barclays Bank UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 16 July 1973 made between (1) Upper Tame Main Drainage Authority and (2) Patrick Forker and Bridget Mary Forker:-

"EXCEPTING AND RESERVING to the Authority as the Owners in fee simple of the adjoining or adjacent lands of the Authority (and so that such exceptions and reservations may in so far as necessary operate by way of grant or re-grant) First the right to have the buildings now standing or which may hereafter be erected on any adjoining or neighbouring lands of the Authority supported laterally by the premises hereby conveyed and the buildings which are now or may hereafter be erected thereon secondly the full right and liberty for the Authority and their Lessees and Tenants at any time or times hereafter to build rebuild or alter or permit or suffer to be built or re-built or altered any building or erections upon any other lands of the Authority according to such plans and to such height extent and otherwise and in such manner as the Authority shall think fit without obtaining consent from or making any compensation to the Purchasers notwithstanding that such buildings as so built rebuilt or altered may obstruct any lights windows or other openings in or on the premises hereby conveyed or any buildings now or hereafter to be erected thereon thirdly the right and liberty to pull down alter or otherwise deal with any buildings or erections now or at any time hereafter standing upon any adjoining or adjacent lands of the Authority and to make or suffer to be made any

C: Charges Register continued

excavation in any such other lands and to undermine underpin and shore up the premises hereby conveyed or any part thereof in such manner as the Authority may think fit with full right and liberty to enter into and upon the premises hereby conveyed after reasonable notice at all reasonable times for the purpose of repairing and maintaining rebuilding pulling down altering or otherwise dealing with any such buildings or erections or for such undermining underpinning or shoring up or any of such purposes as aforesaid without obtaining the consent of the Purchasers or Lessees or Tenants as the case may be however compensating the Purchasers for any loss or damage that may be caused to the premises hereby conveyed or any buildings now or hereafter standing thereon by reason of and resulting from any such pulling down alteration excavation undermining underpinning or shoring up provided always that the Authority shall be personally liable as aforesaid only for damage or injury arising from the acts or defaults of themselves or their respective contractors or servants and shall not be liable for any damage or injury arising from the acts or defaults of their respective Lessees or Tenants or any other person or persons and fourthly the free and uninterrupted passage and running of water and soil gas and electricity from the other buildings and lands of the Authority and their respective Lessees or Tenants adjoining or near to the premises hereby conveyed through sewers and watercourses pipes and cables and electric lines (including telephone lines) which now are or may hereafter be in or under the premises hereby conveyed."

- 2 (13.02.2017) REGISTERED CHARGE dated 3 February 2017.
- 3 (09.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 4 (13.02.2017) The proprietor of the Charge dated 3 February 2017 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.

End of register



FILED PLAN
H.M. LAND
REGISTRY
Acm
8/73

M.B. 25

H.M. LAND REGISTRY		TITLE NUMBER	
		WK216843	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY WARWICKSHIRE	SHEET 9-36	NATIONAL GRID SP 1492 / 1592
Scale: 1/2500	COUNTY OF WEST MIDLANDS BIRMINGHAM DISTRICT		© Crown Copyright

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