

**REPORT ON TITLE**

TO: Proplend Security Limited

FROM: Paris Smith LLP

FULL NAME OF BORROWER: Moll Estates Limited

COMPANY NUMBER (if appropriate): The company is registered in Eire

DESCRIPTION OF PROPERTY: 55 Belsize Park London NW3 4EE

IS BORROWER THE SAME AS OWNER? Yes

FULL NAME OF OWNER IF DIFFERENT (Where property is being transferred state intended owner): Not applicable.

1. TITLE

a. We certify that the property is:

Tenure:	Freehold
Title number (if registered) or if not confirm whether it is unregistered and/or subject to first registration:	NGL309083
Class of title (if registered):	Title Absolute

- b. We certify that the Title to the property is good and marketable and can be accepted by you as security.
- c. We annex hereto a copy of the Title Plan (or in the case of a property that is not registered, a plan) showing the property edged red.
- d. The Property is registered in the name of the Borrower.
- e. We confirm that the only Restrictive Covenants which affect the Property are set out in the attached Schedule.
- f. We confirm that the only Adverse interests affecting the Property are referred to in the Schedule.
- g. No person other than the Borrower has an equitable or overriding interest in the Property.
- h. Proplend Security Limited will obtain a First Legal Charge over the Property.

2. SEARCHES: We confirm we hold:-

- a. Clear Land Registry Search giving Proplend Security Limited priority beyond the date of completion.
- b. Local Authority Search no older than four months prior to the date of completion of the charge revealing no Entries which might adversely affect Proplend Security Limited's security.
- c. Bankruptcy Search giving Proplend Security Limited priority beyond the date of completion against the Guarantor.

All other appropriate Searches have been carried out and, save as referred to below, reveal no Entries adverse to Proplend Security Limited's security.

3. VALUATION:

We have read the Valuation Survey Report dated 19 February 2018 prepared by London's Surveyors and Valuers Limited who have confirmed that the Report can be relied upon and confirm that:-

- i) there are no discrepancies between the report, the title documentation and the results of our searches.
- ii) we are satisfied that Proplend Security Limited will obtain a legal mortgage over the whole of the land shown edged red on the Title Plan

4. PURCHASE CONTRACT:

- i. Purchase Price: £Not applicable.
  - a. Property: £
  - b. Fixtures and Fittings: £

5. SECURITY DOCUMENTATION:

The following security documentation has been properly executed and witnessed and is held by ourselves. (Please delete if not applicable).

- a. The Legal Charge will be dated upon completion
- b. The Debenture will be dated upon completion
- c. The Guarantee will be dated upon completion
- d. Corporate Guarantee from Avoca House Hotel (Swiss Cottage) Limited to be dated on completion.

6. COMPLETION ARRANGEMENTS

We now request you to pay to us the Advance Amount and undertake that if you pay to us the said sum and we shall use the same only to effect the remortgage of the Property by the Borrower.

We confirm we hold an irrevocable undertaking from a firm of solicitors that following completion they will send a completed AP1 in respect of the remortgage of the Property and

registration of Proplend Security Limited's Charge, any necessary supporting documentation, and any title documents that are received from the Seller's solicitors.

Our banking details are:

Account Name: Paris Smith LLP Client Account

Account Number: 37559583

Bank: National Westminster Bank plc

Branch: 12 High Street Southampton

Sorting Code No: 56-00-68

Completion date:

## SCHEDULE

### RESTRICTIVE COVENANTS

(please confirm whether or not the restrictive Covenants are onerous)

There are no restrictive covenants. There are rights for the adjoining property to use the services on the site and a right to build on the adjoining property even if such rights interfere with light and air to the Property.

### ADVERSE INTERESTS

(please confirm whether or not the Adverse Interests are onerous)

- 1 The Property has a Fire Risk Assessment report carried out in 2013 which contained various recommendations. It was also considered that this should be reviewed in 2015. We have asked for details of that review and whether or not it made further recommendations and whether they have been carried out. The Borrower's solicitors say that there were no further recommendations following the review in 2015.
- 2 The Property has the benefit of an HMO Licence for 13 units with a maximum occupation of 20 people. The Licence expires on 4 December 2019. We have asked for confirmation as to whether or not planning permission for Class C4 is in place as there is nothing registered at the Local Land Charges Register. The Borrower's solicitors say that no planning permission for Class C4 is in place. There have been a couple of minor planning consents for alterations to the front step, etc which appear to acknowledge that the Property is used as a house in multiple occupation.
- 3 The Crossrail and Crossrail II searches indicate that the Property is not within safeguard limits for the requirements of the Scheme.
- 4 It is now standard procedure to undertake environmental desktop searches in transactions of this nature. However please note the limited nature of the search. The search is undertaken by independent search consultants at a limited cost and is complied by the search consultants on the basis of inspection of documentary records only accessed by means of a "desk top" search. It does not, of course, arise from a physical inspection of the site. Clearly it will not reveal information which is not recorded in public documentation. The search should therefore be regarded as a general guide only. If you have concerns as to possible contamination of the site then you should discuss further with us the need for a more detailed survey (possibly including a site survey). You will understand that we are not qualified to advise on whether or not the search results are acceptable (or the level of risk involved) but we would be happy to discuss any particular queries with you and to consider with you whether further expert advice should be obtained on any matters arising from the search result itself and/or with regard to the site or your proposals generally.

Subject to the comments above we would point out that the report has been certified as "Passed" meaning that in the professional opinion of Landmark the level of risk associated with the information disclosed in the report:

- (a) is unlikely to have an adverse effect on the value of the Property, and
- (b) is not such that the Property would be designated "Contaminated Land" within the meaning of Part IIA of the Environmental Protection Act 1990.

The Property is not considered to have an elevated flood risk and therefore the recommendation is that a full flood risk report is not considered necessary. There are

energy or infrastructure projects within the vicinity of the Property. However, this appears to be a reference to the Crossrail infrastructure as to which, see above.

- 5 There will be a new lease in place on completion for a 5 year term at a rent of £15,000 without any review. Please refer to the accompanying Lettings Report.
- 6 As you will be aware, there is a requirement from 1 April 2018 that commercial and residential lettings are able to achieve energy rating of at least Class E. No EPC has been produced for this Property to date (it is not required at the time that the lease will be granted). However, we have recommended that there should be a positive obligation on the Tenant to achieve at least Class E rating and that they should be obliged to carry out any works necessary to do this and to produce an EPC within a month.
- 7 The Property is then let by the Tenant on assured shorthold tenancies. These are all in standard form. We have done an indicative report on one of the properties. We also attach a schedule showing the names of the tenants, the term and rent. We have asked for confirmation that details of the deposits taken from the tenants were provided to the tenants within 30 days of receipt.
- 8 The Property is currently insured by the Tenant (this is also a requirement of the lease that they do so). We have asked for the cover to be increased in line with the recommendations of the valuer. We have also asked for confirmation that the policy will be amended so that a note of your interest and that of the Landlord will be endorsed.
- 9 The results of the drainage search shows that there is a combined public sewer within the boundaries of the Property. It does not appear to be built upon. This would restrict any development which extended over the sewer.
- 10 The enquiries have revealed the service of an Improvement Notice in 2014 and a Revocation Notice in 2018. We have requested copies of these from the Borrower's solicitors which has now been produced. This refers to an Improvement Notice in respect of a potential hazard at the Property which was revoked on 22 January 2018. This is on the basis that the works were sufficiently mitigated against.
- 11 The Property is covered by a Tree Preservation Order in respect of certain trees at the site and is also within a Conservation and Smoke Control area.
- 12 As you will be aware, the Borrower is a company registered in Eire. We have requested a foreign lawyer opinion letter which has been provided. We have asked for amendments to this to ensure that it covers all of the security documents, the loan contract and the proposed lease to be entered into with Avoca House Hotel (Swiss Cottage) Limited. We have also asked for confirmation that the letter will be extended so as to protect you and us as well as the Borrower's solicitors.
- 13 You are not taking any security by way of charge or debenture from Avoca House Hotel (Swiss Cottage) Limited, but are requesting a guarantee. We have drafted the resolutions of that company so that they are expressed to be in the best interests of the company to guarantee the Borrower. The information provided is dependant upon the instructions from that company's solicitors and has not been verified by way of independent accountant's report on the solvency or otherwise of the tenant company.

Signed by:

Signature:

A handwritten signature in black ink that reads "Nick Vaughan". The signature is written in a cursive, slightly slanted style.

Name: Nick Vaughan

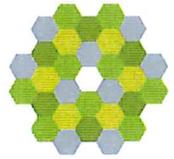
Position: Senior LLP Partner

authorised to sign for and on behalf of **Paris Smith LLP**

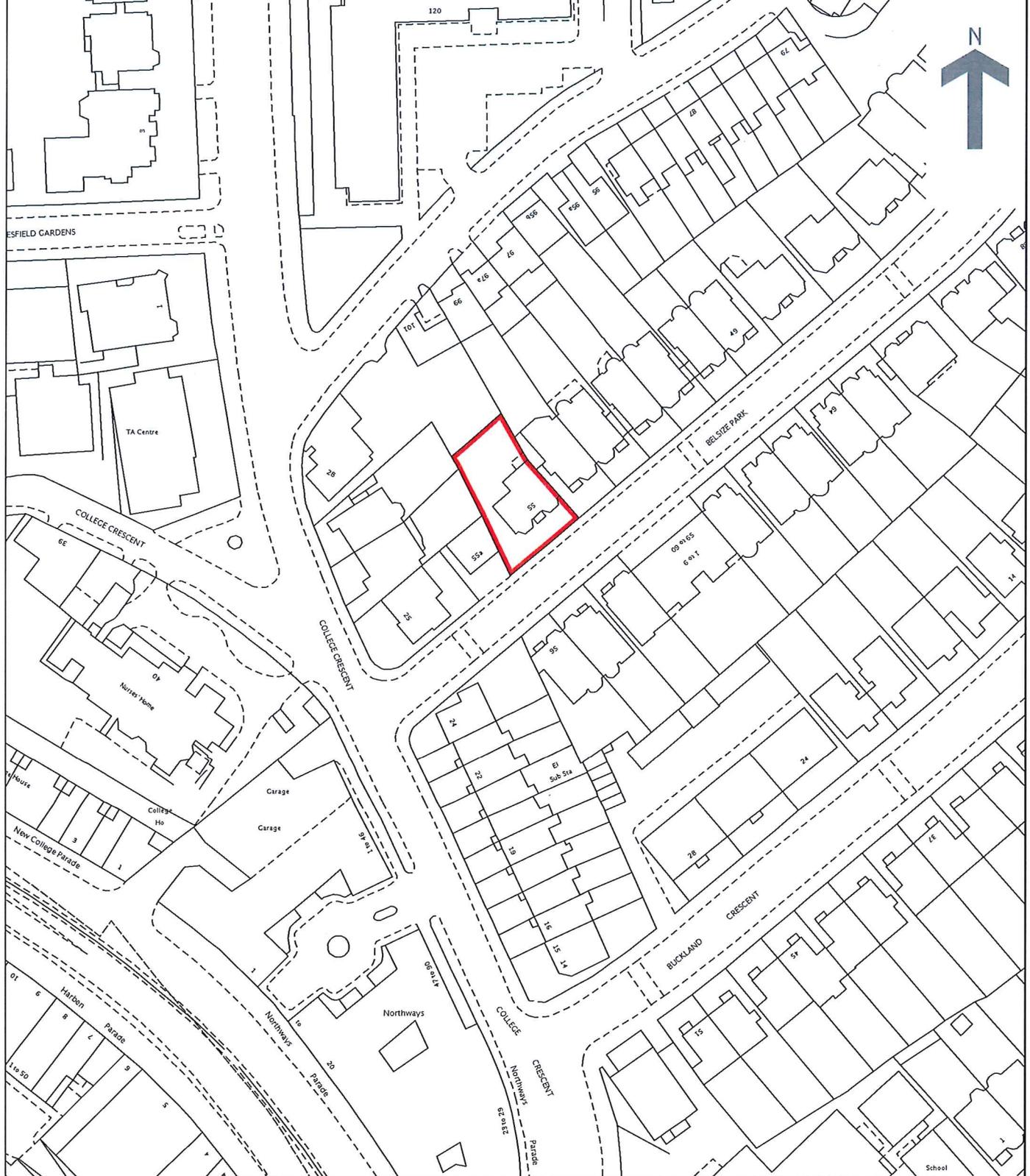
Date: 22 March 2018

# HM Land Registry Official copy of title plan

Title number **NGL309083**  
Ordnance Survey map reference **TQ2684NE**  
Scale **1:1250**  
Administrative area **Camden**



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**SCHEDULE OF ASSURED SHORTHOLD TENANCIES**  
**55 BELSIZE PARK LONDON NW3 4EE**

**Landlord:** Avoca House Hotel (Swiss Cottage) Limited

**Borrower:** Moll Estates Limited

Room Number	Tenant's Name	Term	Rent
Room 5	Meric Ural	6 months from 6 March 2018	£174 per week
Room 6	Ramya Hewalunuwilage	6 months from 21 January 2018	£145 per week
Room 7	Esra Goc	6 months from 11 November 2016	£165 per week
Room 8	Kelvin Kilday	6 months from 4 December 2017	£155 per week
Room 9	Paschalina Christidou Stogianova	6 months from 7 October 2016	£165 per week
Room 10	Mariagiovanna Romano	4 November 2012 to 4 May 2013 and then holding over	£110 per week
Room 11	Namal Prasanna Salgado Merannage	6 months from 21 November 2016	£165 per week
Room 12	Bardhyl Sokoli	30 December 2001 to 30 June 2002 and then holding over	£145 per week
Room 14	Rosario Butler	5 March 2007 to 5 September 2007	£150 per week
Room 15	Katrina Viklund	19 April 2007 to 19 October 2007	£150 per week
Room 16	Natacha Stoitcheva	6 months from 11 September 2015	£110 per week
Room 17	Sasan Yousefi Manjili	6 months from 23 October 2017	£125 per week
Room 18	Valentin Stoyanov	6 months from 1 April 2017	£150 per week