1665

In accordance with Sections 859A & 859J of the Companies Act 2006

# MR01

## Particulars of a charge

Oyez

**A fee is payable with this form**
Please see 'How to pay' on the last page

**You can use the WebFiling service to file this form online**
Please go to www companieshouse gov uk

✔ **What this form is for**
You may use this form to register a charge created or evidenced by an instrument

✕ **What this form is NOT for**
You may not use this form to register a charge where there is no instrument Use form MR08

For further information, please refer to our guidance at www companieshouse gov uk

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge If delivered outside of the 21 days it will be rejected unless it is accompanie court order extending the time for delivery

☑ You **must** enclose a certified copy of the instrument with this form This w scanned and placed on the public record

TUESDAY

*R3Z0BSW8*
RCS 13/01/2015 #58
COMPANIES HOUSE

For official use

► **Filling in this form**
Please complete in typescript or in bold black capitals

All fields are mandatory unless specified or indicated by *

### 1 Company details

Company number: 0 6 1 2 8 8 7 9

Company name in full: A & B PROPERTY INVETMENTS (UK) LIMITED

### 2 Charge creation date

Charge creation date: d 0 d 9 m 0 m 1 y 2 y 0 y 1 y 5

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees entitled to the charge

Name: ONESAVINGS BANK PLC

Name:

Name:

Name:

If there are more than four names, please supply any four of these names then tick the statement below

☐ I confirm that there are more than four persons, security agents or trustees entitled to the charge

# MR01

Particulars of a charge

## 4 Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

**Continuation page**
Please use a continuation page if you need to enter more details

Description

48 Campden Crescent
Dagenham
RM8 2RU

Title EGL164297

## 5 Fixed charge or fixed security

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ **Yes**

☒ **No**

## 6 Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ **Yes** Continue

☒ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **Yes**

## 7 Negative Pledge

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ **Yes**

☐ **No**

# MR01

Particulars of a charge

## 8 Trustee statement [1]

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

[1] This statement may be filed after the registration of the charge (use form MR06)

## 9 Signature

Please sign the form here

Signature

Signature

X Bauer & Bailey X

This form must be signed by a person with an interest in the charge

# MR01

Particulars of a charge

## Presenter information

We will send the certificate to the address entered below All details given here will be available on the public record You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address

Contact name

Company name
Bower and Bailey LLP

Address
Cambridge House

4 College Court

Regent Circus

Post town
Swindon

County/Region
Wiltshire

Postcode
S N 1 1 P J

Country

DX
DX 400901 DX SWINDON 6

Telephone
01793 610466

## Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank

## Checklist

**We may return forms completed incorrectly or with information missing**

**Please make sure you have remembered the following**

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy

## Important information

**Please note that all information on this form will appear on the public record**

## How to pay

**A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper**

Make cheques or postal orders payable to 'Companies House'

## Where to send

**You may return this form to any Companies House address However, for expediency, we advise you to return it to the appropriate address below**

**For companies registered in England and Wales**
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

**For companies registered in Scotland**
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland**
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1

## Further information

For further information, please see the guidance notes on the website at www companieshouse gov uk or email enquiries@companieshouse gov uk

This form is available in an alternative format Please visit the forms page on the website at www.companieshouse.gov.uk

FILE COPY

# CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6128879

Charge code: 0612 8879 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th January 2015 and created by A & B PROPERTY INVESTMENTS (UK) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th January 2015.

Given at Companies House, Cardiff on 19th January 2015

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

# KentReliance

## Mortgage Deed

Date 9TH JANUARY 2015 Advance £336,600 (Receipt Acknowledged)

The Borrower A & B PROPERTY INVESTMENTS (UK) LIMITED

The Guarantor BALDEV SINGH BAL

The Bank OneSavings Bank plc registered in England and Wales (company number 7312896) whose registered office is Reliance House, Sun Pier, Chatham, Kent ME4 4ET, trading as Kent Reliance Banking Services, Kent Reliance, krbs and krbs com

The Property 48, CAMPDEN CRESCENT DAGENHAM, RM8 2RU

Land Registry Title Number EGL 164297

1 This Mortgage incorporates the OneSavings Bank plc Mortgage Conditions dated 4 November 2013, a copy of which has been supplied to the Borrower and (where appropriate) to the Guarantor

2. The Borrower with full title guarantee and as a continuing security for the payment or discharge of all moneys payable to the Bank by the Borrower
   - a) charges the Property to the Bank by way of first legal mortgage,
   - b) assigns absolutely to the Bank the benefit of all
     - (i) rights and claims of the Borrower now or at any time against tenants or occupiers of the Property or their guarantors,
     - (ii) rights and claims of the Borrower now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property, and
     - (iii) guarantees, insurances or compensation monies now or at any time relating to any of the Property

3 This Mortgage is made for securing further advances but does not oblige the Bank to make them

4 Where applicable the Guarantor covenants with the Bank in the terms of Condition 25 of the said Mortgage Conditions

5 The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the Property of a restriction in terms that 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 09/01/2015 (this charge) in favour of the Bank referred to in the charges register

**SIGNED** as a deed by the Borrower(s) in the presence of the witness

Signature(s)

Director

Witness – signature, address and occupation

R. Sharma
Estate House, 12/18 station Parade, Barking Essex IG11 8DN

Certified to be a true and complete copy of the original

Bower & Bailey
BOWER AND BAILEY

**Form of charge filed at Land Registry under reference MD1294F**

# KentReliance

## Guarantee

By entering into this guarantee you may become liable instead of or as well as the Borrower under the Mortgage

You should seek independent legal advice before signing this deed

I/~~We~~ agree to act as Guarantor(s) of this Mortgage in accordance with and subject to the terms of the Mortgage Conditions (a copy of which I/we have received)

I/~~We~~ understand that this means I/~~we~~ will carry out all of the obligations of the Borrower (described on page 1 of the Mortgage Conditions) if OneSavings Bank plc requires me/~~us~~ to and until I am/~~we are~~ released from this guarantee in writing by OneSavings Bank plc My liability is/~~Our liabilities are~~ set out in Condition 25 of the Mortgage Conditions

Signed and delivered as a deed by the Guarantor(s)

In the presence of

A Solicitor or Licensed Conveyancer must witness the signature(s) of the Guarantor(s)

R Sharma

I confirm that I have separately and independently advised the Guarantor(s) (not in the presence of the Borrower) and that I have fully explained the nature and effect of this deed to the Guarantor(s) and that he/she/they informed me that he/she/they wished to proceed

Signed

R Sharma

Firm's name, address and reference

Stemberg Reed
12-18, Station Parade, Barking, Essex IG11 8DN

**Form of charge filed at Land Registry under reference MD1294F**