



**Registration of a Charge**

Company Name: **GROVE RENTAL MANAGEMENT LIMITED**

Company Number: **08580939**



Received for filing in Electronic Format on the: **01/12/2022**

XBHWTLA8

**Details of Charge**

Date of creation: **01/12/2022**

Charge code: **0858 0939 0002**

Persons entitled: **STATE BANK OF INDIA (UK) LIMITED**

Brief description: **FREEHOLD PROPERTY - 39 KINGSTON ROAD, LUTON, LU2 7RZ - TITLE NO: BD147259**

**Contains fixed charge(s).**

**Contains negative pledge.**

**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

**Authentication of Instrument**

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **SANGEET BHATTI**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 8580939

Charge code: 0858 0939 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st December 2022 and created by GROVE RENTAL MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st December 2022 .

Given at Companies House, Cardiff on 2nd December 2022

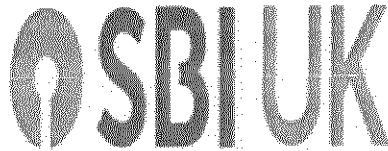
The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

## BTL MORTGAGE DEED

**MORTGAGOR:** **GROVE RENTAL MANAGEMENT LIMITED**

whose registered office is at/address for service is

**12 St Nicholas Close, Tingrith, Beds, MK17 9EL**

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and which is registered with Company Number **\_08580939**

or Limited Liability Partnership Number \_\_\_\_\_

**BANK:**

**State Bank of India (UK) Limited** whose principal place of business is at 15 King Street, London, EC2V 8EA. Registration number: 10436460. Address for service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich, Suffolk, IP1 9WU.

Authorised by Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK) Limited is entered on the Financial Services Register and its registration number is 757156

We hereby certify *redacted*  
this to be a true copy  
of the original

*1.12.22*

*[Signature]*  
Harold Benjamin Solicitors  
Hygeia Building  
66-68 College Road  
Harrow, HA1 1BE  
Tel: 0208 422 5678



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

DATE:

1st December 2022

**THIS DEED WITNESSES** as follows:

**1. MORTGAGE DEED**

The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the Property")

**2. COVENANT TO PAY**

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance with their respective terms.

**3. APPLICATION TO THE LAND REGISTRY**

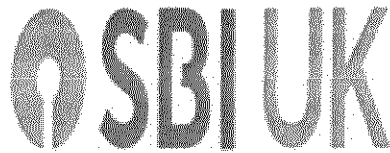
The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of the Property:

*"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 [ date of this Mortgage Deed ] in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."*

**4. BTL Mortgage Conditions**

The State Bank of India (UK) Limited BTL Mortgage Conditions (2018) ("the Mortgage Conditions") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgaged Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

**THIS MORTGAGE DEED** has been executed as, and is intended to take effect as, a deed by the/each Mortgagor with effect from the date written above.



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Ipswich  
Suffolk  
IP1 9WU  
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## **SCHEDULE**

### **Property**

**Freehold land known as    39 Kingston Road, Luton   LU2 7RZ**

**Registered under Title No   BD147259**



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## EXECUTION PAGE

EXECUTED as a DEED by )

State Bank of India (UK) Limited )

Acting by [two Directors] [by one Director )  
and the Company Secretary] [by one )  
Director )  
in the presence of the Witness named )  
below]. )

\_\_\_\_\_  
Director/Secretary

Executed as a deed by )

GROVE RENTAL MANAGEMENT LIMITED )

Acting by two Directors )

\_\_\_\_\_  
Director – Karen Kirkwood

\_\_\_\_\_  
Director – Thomas Alexander Kirkwood

EXECUTED as a DEED by )

\_\_\_\_\_ acting by )

\_\_\_\_\_, Member and )

\_\_\_\_\_, Member )

\_\_\_\_\_  
Signature of Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Signature of Member

\_\_\_\_\_  
Member