



**Registration of a Charge**

Company name: **AZADI PROPERTIES LIMITED**

Company number: **09987237**



X7HVMZ8B

Received for Electronic Filing: **02/11/2018**

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**Details of Charge**

Date of creation: **01/11/2018**

Charge code: **0998 7237 0008**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTIES KNOWN AS (I) 80 MENTMORE CRESCENT, LIVERPOOL, L11 2TJ (II) 10 ACONBURY CLOSE, LIVERPOOL, L11 3EB (III) 42 GUILSTED ROAD, LIVERPOOL, L11 2SS (IV) 82 HOLLINGBOURNE ROAD, LIVERPOOL, L11 3AL (V) 131 SCARGREEN AVENUE, LIVERPOOL, L11 3AZ (VI) 32 RIDGMONT AVENUE, LIVERPOOL, L11 3BT (VII) 1 SANDWAY CRESCENT, LIVERPOOL, L11 2SN AND LEASEHOLD PROPERTY KNOWN AS 52 HASSELBEECH CRESCENT, LIVERPOOL, L11 3AT INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

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

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT  
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION  
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **PURE LAW LLP**



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

Company number: 9987237

Charge code: 0998 7237 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st November 2018 and created by AZADI PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd November 2018 .

Given at Companies House, Cardiff on 6th November 2018

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**

**Charge given by a corporate (England and Wales) - Full recourse**

**Borrower:** Azadi Properties Limited - 09987237 - Desai House, 9-13 Holbrook Lane, Coventry, CV6 4AD

**Mortgagor:** Azadi Properties Limited - 09987237 - Desai House, 9-13 Holbrook Lane, Coventry, CV6 4AD

**Lender:** Shawbrook Bank Limited  
Lutea House  
Warley Hill Business Park  
The Drive  
Brentwood  
Essex CM13 3BE  
(registered in England and Wales number: 388466)

**The Property:** Please see attached schedule

**Title Number:** Please see attached schedule

**Class of Title:** Please see attached schedule

**1. By THIS DEED of LEGAL CHARGE, dated 1st November 2018**

The Mortgagor charges with full title guarantee and as a continuing security:-

- (a) the Property described above by way of legal mortgage; and
- (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

- (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
  - (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.
4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry

of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [ ] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (13.06.17) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions.



**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

EXECUTION PAGE

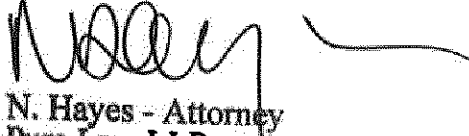
WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

**Mortgagor**  
**EXECUTED AS A DEED** by  
**Azadi Properties Limited** acting by  
two directors or a director and its secretary

<b>Director</b>	 (signature)
Full Name:	PARMINDER SINGH BHARGAL
<b>Director/Company Secretary</b>	 (signature)
Full Name:	KARENJEET KAUR BHARGAL

**Lender**  
Signed by  
**Shawbrook Bank Limited**  
acting by its attorney

  
N. Hayes - Attorney  
Pure Law LLP  
Jubilee House, 3 The Drive,  
Great Warley, Brentwood,  
Essex, CM13 3FR

<b>The Property</b>	<b>Title Number</b>	<b>Class of Title</b>
80 Mentmore Crescent, Liverpool, L11 2TJ and as more particularly described at the Land Registry: 80 Mentmore Crescent, Liverpool (L11 2TJ)	MS239878	Freehold Title Absolute
1 Sandway Crescent, Liverpool, L11 2SN and as more particularly described at the Land Registry: 1 Sandway Crescent, Liverpool (L11 2SN)	MS175092	Freehold Title Absolute
32 Ridgmont Avenue, Liverpool, L11 3BT and as more particularly described at the Land Registry: 32 Ridgmont Avenue, Liverpool (L11 3BT)	MS170049	Freehold Title Absolute
131 Scargreen Avenue, Liverpool, L11 3AZ and as more particularly described at the Land Registry: 131 Scargreen Avenue, Liverpool (L11 3AZ)	MS469150	Freehold Title Absolute
42 Guilsted Road, Liverpool, L11 2SS and as more particularly described at the Land Registry: 42 Guilsted Road, Liverpool (L11 2SS)	MS173422	Freehold Title Absolute
10 Aconbury Close, Liverpool, L11 3EB and as more particularly described at the Land Registry: 10 Aconbury Close, Liverpool (L11 3EB)	MS313353	Freehold Title Absolute
82 Hollingbourne Road, Liverpool, L11 3AL and as more particularly described at the Land Registry: 82 Hollingbourne Road, Liverpool (L11 3AL)	MS182829	Freehold Title Absolute
52 Haselbeech Crescent, Liverpool, L11 3AT and as more particularly described at the Land Registry: 52 Haselbeech Crescent, Liverpool (L11 3AT)	MS128451	Leasehold Title Absolute