



Registration of a Charge

Company Name: **TARA ROBERTSON PROPERTIES LIMITED**

Company Number: **10011824**



Received for filing in Electronic Format on the: **01/11/2022**

XBFVWABS

Details of Charge

Date of creation: **25/10/2022**

Charge code: **1001 1824 0006**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **2 NORTHIAM RISE ST LEONARDS-ON-SEA TN38 9FA**

Contains fixed charge(s).

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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **CAN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10011824

Charge code: 1001 1824 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th October 2022 and created by TARA ROBERTSON PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st November 2022 .

Given at Companies House, Cardiff on 2nd November 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

LEGAL CHARGE

SECURITY PROVIDER: Tara Robertson Properties Limited whose registered company number is 10011824 and address for service of notices is Flat 1, 23 Park Road, Bexhill-On-Sea, East Sussex, United Kingdom, TN39 3HZ

LENDER: WEST BROMWICH COMMERCIAL LIMITED whose registered number is 5285783 and address for the service of notices is 2 Providence Place, West Bromwich, B70 8AF

DATE: 25 / 10 / 2022

THIS DEED WITNESSES as follows:

1. COVENANT TO PAY

The/Each Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses, and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

2. LEGAL CHARGE

The/Each Security Provider charges with full title guarantee in favour of the Lender, with the payment and discharge of the Loan Obligations, by way of first legal mortgage, the property specified in the Schedule (**the "Mortgaged Property"**).

3. LAND REGISTRY

3.1 Application for restriction

(a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).

The Security Provider hereby applies to the Chief Land Registrar for the registration against the registered title to the Property of a restriction in the following form: "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 25 / 10 / 2022 in favour of West Bromwich Commercial Limited plc referred to in the charges register."

(b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

4. GENERAL CONDITIONS

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

THIS LEGAL CHARGE has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

SCHEDULE

MORTGAGED PROPERTY

2 Northiam Rise, St Leonards-On-Sea (TN38 9FA).

Registered Land

Country and District (or Address or Description London Borough)	Title Number
Hastings	ESX222198

Unregistered Land

N/A

EXECUTION PAGE

Security Provider

Executed as a deed by TARA ROBERTSON PROPERTIES LIMITED acting as Director of the Security Provider in the presence of a witness:

Signature of Director:



Name of Director: Tara Denise Robertson

In the presence of:

Witness Signature:



Witness Name: Jamie Sidders

Witness Address:

47 Church Road, St Leonards on-Sea,
East Sussex, ~~TN38~~ TN37 6HB.