

MR01

Particulars of a charge

003052/46.
laserform



Go online to file this information
www.gov.uk/companieshouse

A fee is be payable with this form
Please see 'How to pay' on the

✓ **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
instrument. Use form MR08.

THURSDAY



A11 *A6KAIC60* #204
30/11/2017
COMPANIES HOUSE

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 accompanied by a court order extending the time for delivery.

You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number 1 0 5 7 8 8 8 2

Company name in full VINA PROPERTY LTD

For official use

→ **Filing in this form**
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date d 2 d 0 m 1 m 1 y 2 y 0 y 1 y 7

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 / STATE BANK OF INDIA

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

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4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

LEGAL CHARGE OVER LEASEHOLD PROPERTY KNOWN AS UNIT 3405, THE DRAPERY, FABRICK SQUARE, 1 LOMBARD STREET, BIRMINGHAM, B12 0QY

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating 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 company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ Yes

☐ No

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



X

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

MR01

Particulars of a charge

**Presenter information**

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name MEGAN TAM

Company name DBS LAW LIMITED

Address 158 EDMUND STREET

BIRMINGHAM

Post town

County/Region

Postcode

B 3 2 H B

Country WEST MIDLANDS

DX 13032

Telephone 0121 374 2336

**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 £23 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.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10578882

Charge code: 1057 8882 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th November 2017 and created by VINA PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th November 2017.

Dx

Given at Companies House, Cardiff on 6th December 2017



Companies House



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

BTL MORTGAGE DEED

MORTGAGOR: VINA PROPERTY LTD whose registered office is at/address for service is

16A THE AVENUE, SNEYD PARK, BRISTOL, BS9 1PE

and which is registered with Company Number 10578882

or Limited Liability Partnership Number _____ OR

_____ whose address for service is

BANK: **STATE BANK OF INDIA** registered in India under the State Bank of India Act 1955 whose principal place of business is at 15 King Street, London, EC2V 8EA and address for service in England is at State Bank of India, PO Box 1018, Ipswich, Suffolk, IP1 9WU

DATE:

20/11/2017

I certify that this is a
true copy of the
original document

Signature [Signature]

Date 29/11/17

MGT/
PBS

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 referred to in the Charges Register."

4. GENERAL CONDITIONS

The State Bank of India BTL Mortgage Conditions (2013) ("the General Terms") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the General Terms 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.

Form of charge filed at HM Land Registry under reference MD1399B

SCHEDULE

Property

Freehold/Leasehold land known as

UNIT 3405, THE ORAPERY, FABRICK SQUARE
1 LOMBARD STREET, BIRMINGHAM, B12 0QY

Registered under Title No

not good deed

EXECUTION PAGE

SIGNED as a DEED by the said [NAME]
in the presence of:

WITNESS Signature:

Name:

Address:
.....

Occupation:

SIGNED as a DEED by the said [NAME]
in the presence of:

WITNESS Signature:

Name:

Address:
.....

Occupation:

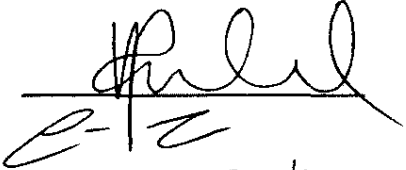
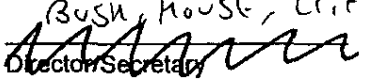
EXECUTED as a DEED by)
VINA PROPERTY LTD)

Acting by)
(two Directors) (by one Director and the)
Company Secretary) (by one Director)
in the presence of the Witness named)
below.)
Witnessed)
EXECUTED as a DEED by)


NAME: _____ Acting by)

ADDRESS: _____ Member and)

OCCUPATION: _____ Member)


CHARLES COOK
SOLICITOR
BUSH HOUSE, CROFTON, BS8 2DP

Director/Secretary

Signature of Member Witness

Member

Signature of Member

Member