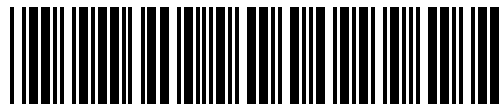




**Registration of a Charge**

Company Name: **STEVE RAD LIMITED**

Company Number: **10655065**



XAYLH980

Received for filing in Electronic Format on the: **25/02/2022**

**Details of Charge**

Date of creation: **24/02/2022**

Charge code: **1065 5065 0001**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **83 HEWETT ROAD, PORTSMOUTH PO2 0QS. TITLE NUMBER: HP259247**

**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: **LESTER ALDRIDGE LLP**



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

Company number: 10655065

Charge code: 1065 5065 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th February 2022 and created by STEVE RAD LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th February 2022 .

Given at Companies House, Cardiff on 1st March 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: STEVE RAD LIMITED** whose registered number is 10655065

whose address for the service of notices is 1c Holders Barn, Clarendon Close,  
Petersfield, GU32 3FR

**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:**

24<sup>th</sup> February 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).
- (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**

**Registered Land**

<b>Country and District (or Address or Description London Borough)</b>	<b>Title Number</b>
Portsmouth: 83 Hewett Road, Portsmouth PO2 0QS	HP259247

**Unregistered Land**

EXECUTION PAGE

Security Provider

Signed as a deed by

STEVE RAD LIMITED

acting by a Director

in the presence of:

Witness Signature

Witness Name

Witness Address



ARASH STEVEN RAD



James Taylor

