



Registration of a Charge

Company Name: **PURETRACK DEVELOPMENTS LIMITED**

Company Number: **10804620**



Received for filing in Electronic Format on the: **01/09/2023**

XCB55A4H

Details of Charge

Date of creation: **31/08/2023**

Charge code: **1080 4620 0002**

Persons entitled: **UNITED TRUST BANK LIMITED**

Brief description: **1. LAND ON THE NORTH-WEST SIDE OF 236 PRINCES AVENUE, LONDON (NW9 9QU) LAND REGISTRY TITLE NUMBER AGL424671; 2. LAND AT THE BACK OF 238 PRINCES AVENUE, LONDON (NW9 9QU) LAND REGISTRY TITLE NUMBER MX67019; 3. LAND LYING TO THE NORTH-WEST OF PRINCES AVENUE, LONDON (NW9 9QU) LAND REGISTRY TITLE NUMBER AGL420359; 4. LAND AT THE BACK OF 234 PRINCES AVENUE, LONDON (NW9 9QU) LAND REGISTRY TITLE NUMBER MX109266; 5. LAND LYING TO THE NORTH OF 242 PRINCES AVENUE, LONDON (NW9 9QU) LAND REGISTRY TITLE NUMBER AGL542716.**

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

Certified by:

LAWRENCE STEPHENS LTD



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10804620

Charge code: 1080 4620 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st August 2023 and created by PURETRACK DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st September 2023 .

Given at Companies House, Cardiff on 4th September 2023

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**

MORTGAGE

WARNING: THE CHARGOR SHOULD READ THIS CAREFULLY

- **WE RECOMMEND THAT THE CHARGOR TAKES INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS MORTGAGE AND SIGNS ONLY IF THE CHARGOR AGREES TO BE LEGALLY BOUND BY ITS TERMS AND THE MORTGAGE TERMS AND CONDITIONS.**
- **IF THE CHARGOR ENTERS INTO THIS MORTGAGE AND THE BANK IS NOT PAID MONIES OWED WHICH THE MORTGAGE SECURES, THE CHARGOR MAY LOSE THE PROPERTY AND ASSETS CHARGED.**
- **THE ABOVE IS FOR INFORMATION ONLY AND IS NOT FOR ADVICE.**

Date	31 August 2023
The Chargor	PURETRACK DEVELOPMENTS LIMITED (registered in England and Wales under registered number 10804620) the registered office of which is at 1 Duncan Road, Richmond, England TW9 2JD
The Bank	United Trust Bank Limited (registered in England and Wales under company number 549690) the registered office of which is at One Ropemaker Street, London EC2Y 9AW
Property	<ol style="list-style-type: none"> 1. Freehold property known as Land on the north-west side of 236 Princes Avenue, London (NW9 9QU) registered at the Land Registry with title number AGL424671; 2. Freehold property known as land at the back of 238 Princes Avenue, London (NW9 9QU) registered at the Land Registry with title number MX67019; 3. Freehold property known as land lying to the north-west of Princes Avenue, London (NW9 9QU) registered at the Land Registry with title number AGL420359; 4. Freehold property known as land at the back of 234 Princes Avenue, London (NW9 9QU) registered at the Land Registry with title number MX109266; 5. Freehold property known as Land lying to the north of 242 Princes Avenue, London (NW9 9QU) registered at the Land Registry with title number AGL542716.
Mortgage Terms and Conditions	United Trust Bank Mortgage Terms and Conditions September 2022



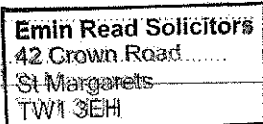
1. This Mortgage incorporates the Mortgage Terms and Conditions which form part of, and should be read together with, this Mortgage. All capitalised terms used in this Mortgage shall have the meanings given to them in the Mortgage Terms and Conditions.
2. The Chargor undertakes to the Bank that the Chargor will on demand pay or discharge the Secured Liabilities when they become due.
3. The Chargor charges to the Bank, by way of legal mortgage, the Property.
4. The Chargor applies to the Chief Land Registrar for a restriction to be entered on the title of the Property at the Land Registry in the following terms:
 "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 31 August 2023 in favour of United Trust Bank Limited referred to in the Charges Register"

This Mortgage has been executed and delivered as a deed on the date written at the beginning of this Mortgage.

FORM OF CHARGE FILED AT HM LAND REGISTRY UNDER
REFERENCE MD1616C

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THE CHARGOR

<p>Executed as a Deed by) PURETRACK DEVELOPMENTS) LIMITED) acting by a director) in the presence of:)</p> <p>Director signature: </p> <p>Signature of witness: </p> <p>Name of witness (in BLOCK CAPITALS): <u>Andreas Granditsch</u></p> <p>Address: </p>	<p>Notice Details: Address: <u>1 Duncan Road</u> <u>Richmond TW9</u> <u>2JD</u> Fax No: <u> </u> Attention: <u>Mr Rajib Bhowmik</u> Email Address: <u>rboklondon@</u> <u>gmail.com</u></p>
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