



Registration of a Charge

Company name: **TRANSFORM PROPERTY LONDON LIMITED**

Company number: **11197662**



X8E75XM0

Received for Electronic Filing: **17/09/2019**

Details of Charge

Date of creation: **12/09/2019**

Charge code: **1119 7662 0004**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE PROPERTY KNOWN AS FLAT 1, BEATRICE AVENUE, LONDON, SW16 4UW REGISTERED AT LAND REGISTRY UNDER TITLE NUMBER SGL802838**

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: **SYDNEY MITCHELL LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11197662

Charge code: 1119 7662 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th September 2019 and created by TRANSFORM PROPERTY LONDON LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th September 2019 .

Given at Companies House, Cardiff on 18th September 2019

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: Transform Property London Limited [11197662]

whose address for the service of notices is 38 Tankerville Road, London,
United Kingdom, SW16 5LP

LENDER:

WEST BROMWICH COMMERCIAL LIMITED whose registered number is
5285783 and address for the service of notices is 374 High Street, West
Bromwich, B70 8LR

DATE: 12 September 2019 Certified as being a true copy of the original

THIS DEED WITNESSES as follows:

Sydney Mitchell LLP
Sydney Mitchell LLP

Dated this 17 day of September 2019

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

Country and District (or Address or Description London Borough)	Title Number
Flat 1, 35 Beatrice Avenue, London, SW16 4UW	SGL 902838

Unregistered Land

EXECUTION PAGE

Security Provider
The Common Seal of

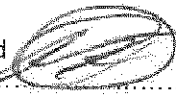
~~was affixed to this deed in the presence of:~~

~~Signature of Director _____
Name of Director _____
Signature of Director/Secretary _____
Name of Director/Secretary _____~~

~~Signed as a deed by~~

~~Signature of Director _____
Name of Director _____
Signature of Director/Secretary _____
Name of Director/Secretary _____~~

Signed as a deed by
Transform Property London Limited
acting by a director
in the presence of:


.....
Director

Witness Signature
Witness Name
Witness Address

Stephen R. Whitaker

Stephen Whitaker
Anthony Gold Solicitors
The Beehive Coffee Tavern
496 Streatham High Road
London SW16 3QB