



Registration of a Charge

Company Name: **UNIQUE RIVERS LTD**

Company Number: **11350813**



Received for filing in Electronic Format on the: **03/06/2021**

XA5VG5ZF

Details of Charge

Date of creation: **03/06/2021**

Charge code: **1135 0813 0002**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **PROPERTY KNOWN AS 10 WILFORD CRESCENT WEST, THE MEADOWS,
NOTTINGHAM, NG2 2EZ**

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: **RAZA ALI**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11350813

Charge code: 1135 0813 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd June 2021 and created by UNIQUE RIVERS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd June 2021 .

Given at Companies House, Cardiff on 4th June 2021

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:

Unique Rivers Ltd whose address for the service of notices is 22 High View,
Pinner, London, HAS SPA

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: 3rd June 2021

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

10 Wilford Crescent West, The Meadows, Nottingham NG2 2EZ

Registered Land

| Country and District (or Address or Description London Borough) | Title Number |
|--|---------------------|
| NT56124 | |

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 _____

Executed as a deed by

acting by two directors

| | |
|-----------------------|---|
| Signature of Director |  |
| Name of Director | _____ |
| Signature of Director |  |
| Name of Director | _____ |

Anup Rajnikant Nathu Dodhia

Meeta Dodhia

Signed as a deed by
Acting by a Director

in the presence of:

Witness Signature _____
Witness Name _____
Witness Address _____