



**Registration of a Charge**

Company name: **SM DIRECT (PROPERTY) LIMITED**

Company number: **11664225**



X9AVD97D

Received for Electronic Filing: **06/08/2020**

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**Details of Charge**

Date of creation: **31/07/2020**

Charge code: **1166 4225 0001**

Persons entitled: **PARAGON BANK PLC**

Brief description: **FLAT 17, WESTMINSTER HOUSE, HALLAM CLOSE, WATFORD, WD24 4RJ**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **CLAIRE BROWN**



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

Company number: 11664225

Charge code: 1166 4225 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st July 2020 and created by SM DIRECT (PROPERTY) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th August 2020 .

Given at Companies House, Cardiff on 7th August 2020

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

February 2019


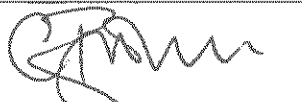
Account number	5205040
Date	31/7/25
Lender	Paragon Bank PLC
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ
Registered No.	05390593
Borrower	SM DIRECT (PROPERTY) LIMITED
Registration No. (if applicable)	11664225
Property	Flat 17 Westminster House, Hallam Close, WATFORD, WD24 4RJ
Title No.	HD340633
Mortgage Conditions	The Paragon Buy-to-let Mortgage Conditions (Second Edition)

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect that 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 [31/7/25] in favour of Paragon Bank PLC Limited referred to in the charges register.

*Certified as a true  
copy of the original*

Myerson Solicitors LLP  
Grosvenor House  
20 Barrington Road  
Altrincham  
Cheshire WA14 1HB

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

<b>Borrower / Director / Member 1</b>
Signature 
Name (in BLOCK CAPITALS) SAJID MAJID
<b>Witness</b>
Signature 
Name (in BLOCK CAPITALS) CLAIRE BROWN
Address MYERTON, GROSVENOR HOUSE 20 BARRINGTON ROAD, ALTRINCHAM, WILY 1HB.

<b>Borrower / Director / Member 2</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address

<b>Borrower / Director / Member 3</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address

<b>Borrower / Director / Member 4</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address

*Certified as a true*

Form of Legal Charge filed at the Land Registry under reference	MD1413H	Myerson Solicitors LLP Grosvenor House 20 Barrington Road Altrincham Cheshire WA14 1HB
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*copy of the original*

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ



649-1 (01/2019)

☎ 0345 849 4040 📠 0345 849 4041 📧 [btlenquiries@paragonbank.co.uk](mailto:btlenquiries@paragonbank.co.uk) 🌐 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

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