



**Registration of a Charge**

Company name: **PADDYSCALE LTD**

Company number: **11866402**



X8XM3BY3

Received for Electronic Filing: **28/01/2020**

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**Details of Charge**

Date of creation: **24/01/2020**

Charge code: **1186 6402 0001**

Persons entitled: **ONESAVINGS BANK PLC**

Brief description: **55 PICTON ROAD, LIVERPOOL L15 4LF**

**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: **HANNAH RIPPON**



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

Company number: 11866402

Charge code: 1186 6402 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th January 2020 and created by PADDYSCALE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th January 2020 .

Given at Companies House, Cardiff on 29th January 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**

# KentReliance

## Mortgage Deed

Date: 24-1-2020 Advance: £69255.00 (Receipt of which is acknowledged)

The Borrower: Paddyscale Ltd

The Bank: OneSavings Bank plc registered in England and Wales (company number 7312896) whose registered office is Reliance House, Sun Pier, Chatham, Kent ME4 4ET, trading as Kent Reliance Banking Services, Kent Reliance and krbs.

The Property: 55 Picton Road, Wavertree, Liverpool L15 4LF.

Land Registry Title Number: MS324726

1. This Mortgage incorporates the OneSavings Bank plc Mortgage Conditions dated March 2016, a copy of which has been supplied to the Borrower.
2. The Borrower with full title guarantee and as a continuing security for the payment or discharge of all monies payable to the Bank by the Borrower:
  - a) charges the Property to the Bank by way of first legal mortgage;
  - b) assigns absolutely to the Bank the benefit of all:
    - (i) rights and claims of the Borrower now or at any time against tenants or occupiers of the Property or their guarantors;
    - (ii) rights and claims of the Borrower now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property; and
    - (iii) guarantees, insurances or compensation monies now or at any time relating to any of the Property.
3. This Mortgage secures further advances but does not oblige the Bank to make them.
4. The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the Property of a restriction in the following form: "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 \_\_\_\_/\_\_\_\_/\_\_\_\_ in favour of OneSavings Bank plc referred to in the charges register."

### WHERE THE BORROWER IS AN INDIVIDUAL OR INDIVIDUALS

SIGNED as a deed by the Borrower(s) in the presence of the witness (each signature to be separately witnessed)

Signature(s):

Witness signature, name (in BLOCK CAPITALS), and address:

**WHERE THE BORROWER IS A COMPANY**

EXECUTED as a deed by the Borrower acting by a Director of the Borrower in the presence of the witness

Signature of Director:

*Chun Sing Hau*

Name of Director (printed):

Chun Sing Hau

Witness signature, name (in BLOCK CAPITALS), and address:

*Kam Tai Zai* 10 Whitecroft Park  
Chesterfield  
S40 3RT

Name of Witness (printed):

KAM TAI LUI

Signature of Director:

Name of Director (printed):

Witness signature, name (in BLOCK CAPITALS), and address:

Name of Witness (printed):

Signature of Director:

Name of Director (printed):

Witness signature, name (in BLOCK CAPITALS), and address:

Name of Witness (printed):

Signature of Director:

Name of Director (printed):

Witness signature, name (in BLOCK CAPITALS), and address:

Name of Witness (printed):

Form of charge filed at Land Registry under reference MD1294R

**one**  
Savings Bank

OneSavings Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (registered number 630604).