



Registration of a Charge

Company name: **MORALIS PROPERTIES LTD**

Company number: **12631944**



X9KC4MBK

Received for Electronic Filing: **21/12/2020**

Details of Charge

Date of creation: **21/12/2020**

Charge code: **1263 1944 0001**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **29 SHAKESPEARE ROAD, NORTHAMPTON NN1 2QG**

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: **ALICIA MCCLUCKIE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12631944

Charge code: 1263 1944 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st December 2020 and created by MORALIS PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st December 2020 .

Given at Companies House, Cardiff on 22nd December 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

JD

WBCL Legal Charge over Property only (no floating or related asset charge)

LEGAL CHARGE

SECURITY PROVIDER:

Moralis Properties Ltd (12631944)

whose address for the service of notices is 59 Carrick House, 27 Royal Crest Avenue, London E16 2SU.

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:

21/12/2020

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

Registered Land

Country and District (or Address or Description London Borough)	Title Number
29 Shakespeare Road, Northampton NN1 2QG	NN32024

Unregistered Land

EXECUTION PAGE

Security Provider

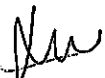
Signed as a deed by Moralis Properties Ltd
Acting by a director

Signature of Director

Name of Director

Signature of Director/Secretary

Name of Director/Secretary




LEWIS BROWN

in the presence of:

Witness Signature

Witness Name

Witness Address



BEN FIDLER
5 ALBERT HOUSE
31 PRIORY ROAD
LONDON
E6 1DN