



**Registration of a Charge**

Company Name: **FITZWILLIAM TRUSTEES NUMBER 2 LIMITED**

Company Number: **NI614808**



Received for filing in Electronic Format on the: **01/06/2023**

XC4QFITN

**Details of Charge**

Date of creation: **31/05/2023**

Charge code: **NI61 4808 0061**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **ALL THE FREEHOLD LAND KNOWN AS 98 AND 100 HIGH ROAD, ILFORD IG1 1DS REGISTERED WITH TITLE ABSOLUTE AT LAND REGISTRY UNDER TITLE NUMBER EGL3227; AND ALL THE FREEHOLD LAND KNOWN AS 96 HIGH ROAD AND 32 POSTWAY MEWS, ILFORD REGISTERED WITH TITLE ABSOLUTE AT LAND REGISTRY UNDER TITLE NUMBER EGL127082**

**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: **KUIT STEINART LEVY LLP**



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

Company number: NI614808

Charge code: NI61 4808 0061

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 31st May 2023 and created by FITZWILLIAM TRUSTEES NUMBER 2 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st June 2023 .

Given at Companies House, Belfast on 2nd June 2023

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**

**Charge given by a corporate (England and Wales)**

**Borrower:** Fitzwilliam Trustees Number 1 Limited (**Company Number:** NI614809) and Fitzwilliam Trustees Number 2 Limited (**Company Number:** NI614808) both having their registered office at Rivers Edge 11 Ravenhill Road, Belfast, Antrim, BT6 8DN

**Mortgagor:** Fitzwilliam Trustees Number 1 Limited (**Company Number:** NI614809) and Fitzwilliam Trustees Number 2 Limited (**Company Number:** NI614808) both having their registered office at Rivers Edge 11 Ravenhill Road, Belfast, Antrim, BT6 8DN

**Lender:** Shawbrook Bank Limited  
Lutea House  
Warley Hill Business Park  
The Drive  
Brentwood  
Essex CM13 3BE  
(registered in England and Wales number: 388466)

**The Property:** 1. 96 96 High Road and 32 Postway Mews, Ilford  
2. 98 and 100 High Road, Ilford, IG1 1DS.

**Title Number:** 1. EGL127082  
2. EGL3227

**Class of Title:** Freehold title absolute

1. By THIS DEED of LEGAL CHARGE, dated 31<sup>st</sup> MAY 2023

The Mortgagor charges:-

- (a) the Property described above by way of legal mortgage; and
- (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge

with the payment and discharge of:

- (i) all monies now or at any future time due to the Lender from the person or persons named above as the Borrower under each and every Loan Agreement now or at any time made between the Lender and the Borrower; and
- (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.

2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.
4. The Mortgagor applies to HM Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:  
  
"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated ~~Si MA12-2~~ in favour of Shawbrook Bank Limited referred to in the charges register".
5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (08/05/2020) and the Mortgagor agrees to those Terms and Conditions.
6. The liability of Fitzwilliam Trustees Number 1 Limited and Fitzwilliam Trustees Number 2 Limited shall be limited to the Property, its income and Related Rights, and its proceeds of sale and any other assets or property of whatsoever nature held by (or entitled to be held by) the Borrower as trustees of and in respect of the Trust (whether alone or jointly with others) or upon trust for Mohammed Vesamia and Fatima Vesamia. The reference in this clause to the Trust is a reference to the Wanstead Holdings Property Unit Trust as more particularly defined in the Loan Agreement.

**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

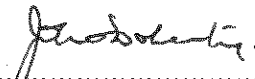
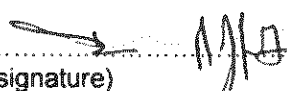
EXECUTION PAGE

WARNING:

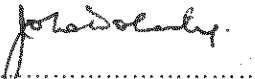
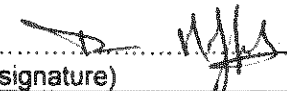
THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

Mortgagor

EXECUTED AS A DEED by Fitzwilliam Trustees Number 1 Limited acting by two directors or a director and its secretary

Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	JOHN O'DONOGHUE
Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	DAVID MOFFETT

EXECUTED AS A DEED by Fitzwilliam Trustees Number 2 Limited acting by two directors or a director and its secretary

Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	JOHN O'DONOGHUE
Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	DAVID MOFFETT

Signed by  
**Shawbrook Bank Limited**  
acting by its attorney

A large, stylized handwritten signature in black ink, appearing to read 'George MacMillan'.

George MacMillan, Partner

Witness Signature: *K. Clarke*

Witness Name: Karen Clarke

Witness Address: 3 St Mary's Parsonage  
Manchester M3 2RD