



Registration of a Charge

Company name: **RELLUS LTD**

Company number: **07699968**



X8KMP4EZ

Received for Electronic Filing: **19/12/2019**

Details of Charge

Date of creation: **19/12/2019**

Charge code: **0769 9968 0010**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE LEASEHOLD PROPERTY KNOWN AS 4 MARLEY CROFT MOOR
LANE STAINES TW18 4YW AND GARAGE 4 (REGISTERED UNDER TITLE
NUMBER SY694607)**

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: **FOOT ANSTEY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7699968

Charge code: 0769 9968 0010

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th December 2019 and created by RELLUS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th December 2019 .

Given at Companies House, Cardiff on 20th December 2019

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:

Ltd FA
Rellus Limited whose registered number is 7699968 and address for the service of notices is Thatches, 95 Chertsey Lane, Staines-Upon-Thames, Middlesex, TW18 3LQ

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:

19 December 2019

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

Address: 4 Marley Croft
Moor Lane
Staines
TW18 4YW
and Garage 4

Title Number: SY694607

Executed as a deed by
Rellus Limited LTD FA
acting by a director

Signature.....
(Director)

Paul Ellis

In the presence of:

Signature of Witness

Eybul

Name (in BLOCK CAPITALS)

Sylvia ZYBUL

Address

*64 Kenyington Drive
TW16 7YX Sunbury on Thames*