



**Registration of a Charge**

Company name: **RELLUS LTD**

Company number: **07699968**

Received for Electronic Filing: **11/11/2020**



X9HL7MDL

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**Details of Charge**

Date of creation: **11/11/2020**

Charge code: **0769 9968 0012**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE LEASEHOLD PROPERTY KNOWN AS 34 RUNNYMEDE DRIVE,  
ODIHAM, HOOK, RG29 1FP (REGISTERED UNDER TITLE NUMBER  
HP806786)**

**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: **FOOT ANSTEY LLP**



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

Company number: 7699968

Charge code: 0769 9968 0012

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th November 2020 and created by RELLUS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th November 2020 .

Given at Companies House, Cardiff on 12th November 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

**SECURITY PROVIDER:** **Rellus Ltd** 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:** 11 November 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**

**Address:** 34 Runnymede Drive  
Odiham  
Hook  
RG29 1FP

**Title Number:** HP806786

Executed as a deed by  
Rellus Ltd  
acting by a director

Signature.....*Elaine Siller*  
(Director)

In the presence of: *Diana M. Lawler*

Signature of Witness *DIANA M. LAWLER*

Name (in BLOCK CAPITALS)

Address *93 CHERTSEY LANE  
TW18 3LQ*