



**Registration of a Charge**

Company Name: **GOLDBERG LONDON LTD**

Company Number: **09165529**



XB3NY65S

Received for filing in Electronic Format on the: **09/05/2022**

**Details of Charge**

Date of creation: **29/04/2022**

Charge code: **0916 5529 0006**

Persons entitled: **CASTLE TRUST CAPITAL PLC (07454474)**

Brief description: **ALL THAT FREEHOLD LAND AND PROPERTY KNOWN AS LAND ADJOINING INDIAN MUSLIM FEDERATION HALL, TRINITY CLOSE, LONDON, E11 4RP AND REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER AGL292154. FOR FURTHER DETAILS OF PROPERTIES CHARGED PLEASE REFER TO THE DEED.**

**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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **AMBER COOPER TLT LLP**



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

Company number: 9165529

Charge code: 0916 5529 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th April 2022 and created by GOLDBERG LONDON LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th May 2022 .

Given at Companies House, Cardiff on 11th May 2022

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**

## MORTGAGE DEED

IMPORTANT NOTICE: THIS IS A FORMAL DOCUMENT CREATING LEGAL RIGHTS AND OBLIGATIONS. WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER INDEPENDENT LEGAL ADVISER BEFORE EXECUTING THIS DOCUMENT

<b>Date:</b>	29 April 2022	<b>Loan ref:</b>	807381
<b>We are:</b>	Castle Trust Capital plc (Company No. 07454474), whose registered office is 10 Norwich Street, London, EC4A 1BD which includes our successors and assignees.		
<b>You are:</b>	Goldberg London Ltd (company no. 09165529). TCTW.		
<b>Property:</b>	means the property known as 1) All that freehold land registered under title number AGL292154 known as Land adjoining Indian Muslim Federation Hall, Trinity Close, London, E11 4RP; 2) All that freehold land registered under title number EGL298236 known as Health Services Clinic, Granleigh Road, Leytonstone, London; 3) All that freehold land registered under title number EX51045 known as Indian Muslim Federation Hall, 40 Trinity Close, London, E11 4RP; 4) All that freehold land registered under title number EGL503939 known as Site Of Former Electricity Sub Station, Granleigh Road, London registered at H.M. Land Registry under Title Number .....		
<b>Conditions:</b>	are the Castle Trust TermTen Serviced (Buy To Let) Mortgage Terms and Conditions Version 1..		
<b>We</b> includes "us" and "our". <b>You</b> includes "yourself" and "your".			

Form of charge filed at H.M. Land Registry under reference MD1511X

Castle Trust Bank PO Box 6966 Basingstoke RG24 4XF Tel: 0345 241 3079\* www.castletrust.co.uk

Castle Trust Bank means Castle Trust Capital plc, a company incorporated in England and Wales with company number 07454474 and registered office at 10 Norwich Street, London, EC4A 1BD. Castle Trust Capital plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, under reference number 541910. Buy to Let is not regulated by the Financial Conduct Authority or the Prudential Regulation Authority.

\*You will incur the same call costs as if you were calling an 01 or 02 landline, which are often included in your monthly allowance. Calls are recorded for training and monitoring purposes.

807381 MD\_LTD 20220316 170221 - full address

**EXECUTED as a DEED by**

Goldberg London Ltd

acting by

[Redacted Signature]

(Signature)

IMRAN ULHAQ, a director  
(Print name)

[Redacted Signature]

Witness Full Name:  
(in BLOCK CAPITALS)

Witness Address:

Witness Occupation:

**Ozan Fahri**  
**Partner/Solicitor**  
**Fahri LLP**  
Unit 3 Mountview Court  
310 Friern Barnet Lane  
N20 0LD  
+44 (0) 20 3813 8451

Goldberg London Ltd

acting by

[Redacted Signature]

(Signature)

....., a director  
(Print name)

in the presence of:

.....  
(Witness Signature)

Witness Full Name:  
(in BLOCK CAPITALS)

Witness Address:

Witness Occupation:

- 1 This Mortgage incorporates the Conditions and you acknowledge that you have received a copy of the Conditions and the Agreement. This is the Mortgage Deed (the "Mortgage") referred to in the Agreement and Conditions.
- 2 Should you wish to repay this mortgage early, we may have the right to impose an early repayment charge. The early repayment charges that will apply are set out in clause 5 of the Conditions and in the Agreement.
- 3 You hereby undertake to pay to us all sums due and that may become due by you to us.
- 4 You charge with full title guarantee as security for all sums due and that may become due by you to us:
  - 4.1 by way of legal mortgage over the Property;
  - 4.2 by way of fixed charge all buildings and other structures on, and items fixed to, the Property; and
  - 4.3 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property.
- 5 You apply to the Chief Land Registrar to enter a restriction on the register of title to the Property to the effect that 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 29/04/22 in favour of Castle Trust Capital plc referred to in the charges register.
- 6 This Mortgage shall take effect as a deed.
- 7 A person who is not a party to this Mortgage shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Mortgage. This Clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.
- 8 This Mortgage shall be governed by and construed in accordance with English Law.