



Registration of a Charge

Company Name: **RPD A&L LTD**

Company Number: **09495396**



Received for filing in Electronic Format on the: **16/06/2021**

XA6RL7W3

Details of Charge

Date of creation: **14/06/2021**

Charge code: **0949 5396 0001**

Persons entitled: **NATIONAL WESTMINSTER BANK PLC**

Brief description: **FLAT 15 ST JAMES COURT 75 GLOUCESTER TERRACE LONDON W2 3DH**

Contains fixed charge(s).

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: **ALISON BROWN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9495396

Charge code: 0949 5396 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th June 2021 and created by RPD A&L LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th June 2021 .

Given at Companies House, Cardiff on 17th June 2021

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**

THIS IS AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner: RPD A&L Limited

Where the Owner is a company:

Registered No: 09495396

Where the Owner is not resident (if an individual or partnership) or not incorporated (if a company) in the United Kingdom, it must provide an address for service in England and Wales:

Address for Service: Milton House, 33a Milton Road, Hampton, Middlesex, TW12 2LL

Bank: National Westminster Bank Plc

Property: Flat 15, St James Court, 75 Gloucester Terrace, London W2 3DH
(Land Registry Title No: NGL620327). References to **Property** include any part of it and the other assets charged by Clause 2.

Date: 14 06 21

**You must date
the document**

1. Owner's Obligations

The Owner will pay to the Bank on demand all the Owner's Obligations. The Owner's **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or jointly with another) and include:

- 1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or judgment on a daily basis and compounded according to agreement, or, in the absence of agreement, quarterly on the days selected by the Bank; and
- 1.2 any expenses the Bank or a receiver incurs (on a full indemnity basis and with interest from the date of payment) in connection with the Property or in taking, perfecting, protecting, enforcing or exercising any power under this deed.

2. Charge

The Owner, as a continuing security for the payment on demand of the Owner's Obligations and with full title guarantee:

- 2.1 charges to the Bank all legal interest in the Property, by way of legal mortgage; and
- 2.2 gives to the Bank a fixed charge over any other interest in the Property, all rents receivable from any lease granted of the Property, and the proceeds of any insurance affecting the Property.

3. Restrictions

The Owner will not, without the Bank's consent:

- 3.1 permit or create any mortgage, charge or lien on the Property;
- 3.2 dispose of the Property;
- 3.3 grant, or accept a surrender of, any lease or licence of the Property or consent to a tenant assigning or sub-letting; or

- 3.4 part with or share possession or occupation of the Property.

4. Land Registry

The Owner and the Bank apply to the Land Registry to enter a restriction 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 { date } in favour of the Bank referred to in the charges register". The Bank may also register any priority arrangements at the Land Registry which will then be publicly available.

5. Property Undertakings

The Owner will:

- 5.1 permit the Bank at any time to inspect the Property;
- 5.2 keep all Property of an insurable nature comprehensively insured (including if requested by the Bank, terrorism cover) to the Bank's reasonable satisfaction for its full reinstatement cost. In default, the Bank may arrange insurance at the Owner's expense;
- 5.3 hold on trust for the Bank all proceeds of any insurance of the Property. At the Bank's option, the Owner will apply the proceeds in making good the relevant loss or damage, or to reduce the Owner's Obligations;
- 5.4 where required by the Bank, deposit with the Bank all insurance policies (or copies where the Bank agrees), and all deeds and documents of title relating to the Property;
- 5.5 keep the Property in good condition;
- 5.6 not, without the Bank's consent, carry out any development on or make any alterations to the Property which require planning permission or approval under building regulations; and
- 5.7 if the Property is leasehold, comply with the terms of the lease and immediately inform the Bank if any notice is received from the lessor relating to any actual or suggested breach of the lease or threatening action or proceedings for possession or to forfeit the lease.

6. Possession and Exercise of Powers

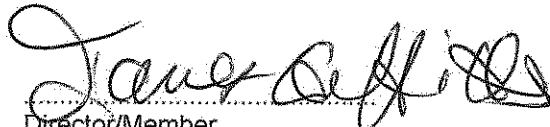
- 6.1 The Bank does not have an immediate right to possession of the Property or its income (and will not be considered to be taking possession if it enters to inspect or repair the Property). The Owner will continue in possession until the Bank takes possession.
- 6.2 If the Bank makes a demand, the Bank may then take possession or exercise any of its other powers without further delay.
- 6.3 Any purchaser or third party dealing with the Bank or a receiver may assume that the Bank's powers have arisen and are exercisable without proof that demand has been made.
- 6.4 The Bank will not be liable to account to the Owner for any money not actually received by the Bank.

7. Appointment of Receiver

The Bank may appoint or remove a receiver or receivers of the Property. If the Bank appoints a receiver, the Bank may fix and pay the receiver's fees and expenses. The receiver will be the Owner's agent and the Owner (and not the Bank) will be responsible for the acts, defaults and remuneration of the receiver.

15.3 The Address for Service specified for the Owner (or any other address provided for this purpose) will be an effective address for service of proceedings.

Executed and Delivered as a deed by the
Owner


Director/Member

.....
Director/Secretary/Member

If there is only one signature, which must be that of a Director/Member, a witness is required.


Signed by the Director/Member in the presence of:

Witness' signature:

Witness' name in full : (IN BLOCK CAPITALS)

Address:

Occupation:

LUCY ZANETTI 
64 FORTIS GREEN
LONDON N2 9EN
ARCHITECT