



Registration of a Charge

Company Name: **AKABERRY (LONDON) LIMITED**

Company Number: **07052296**



Received for filing in Electronic Format on the: **19/06/2023**

XC5ZOQAY

Details of Charge

Date of creation: **16/06/2023**

Charge code: **0705 2296 0001**

Persons entitled: **CHARTER COURT FINANCIAL SERVICES LIMITED**

Brief description: **41 HIGH STREET NORTHWOOD HA6 1EB**

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: **RAJAN NAHAR**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7052296

Charge code: 0705 2296 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th June 2023 and created by AKABERRY (LONDON) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th June 2023 .

Given at Companies House, Cardiff on 20th 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

Charter Court Financial Services Limited – Long Term Lending

Certificate of Title and Request for Funds (England & Wales)

All capitalised terms in this Certificate of Title and Request for Funds have the meaning given to them in the Precise Mortgages General Mortgage Conditions (the Conditions) unless otherwise defined.

Completion date: 16/06/2023

To: Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered address at 2 Charter Court, Broadlands, Wolverhampton WV10 6TD) trading as Precise Mortgages, together with its transferees, successors and assigns (including any legal or equitable assignee of the Mortgage, whether by way of absolute assignment or by way of security only and including those deriving title under it or them).

Mortgage Details:

Application reference number: M2000361663

Date of Mortgage Offer: 07/06/2023

The Borrower: Akaberry (London) Limited

Total Advance: £202,381.00

Price stated in transfer: Remortgage

If transaction is a remortgage, date originally purchased: 08/07/2022

Mortgage Term: 25

Title Details:

Full Property Address: 41 High Street, Northwood, HA6 1EB, United Kingdom

Registered



Unregistered



First Registration



Title number: AGL338750

Absolute Title



Good Leasehold Title



Tenure: leasehold

If leasehold, unexpired term (years): 956

If transaction is a purchase, name and address of conveyance firm acting for the vendor:

If security is a House of Multiple Occupation, please provide the expiry date of the license issued by the council (if not applicable, please state)

Solicitor's/Conveyancer's Details:

Name and address: Mr Rajan Nahar, G J Templeman Solicitors Limited
Templeman House
16 College Avenue
Harrow
Middlesex
HA3 6HB
United Kingdom

Reference number: 98562 - Akaberry

Bank name and address: Royal Bank of Scotland

Sort code: 163324

Account number: 10144282

Account name: GJ Templeman Solicitors Limited

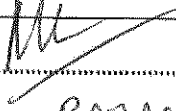
WE THE SOLICITORS/CONVEYANCERS NAMED ABOVE, give the Certificate of Title referred to in (IB 3.7) of the SRA Code of Conduct 2011, published by the Law Society, as if the same were set out in full, but, where we also act for the Borrower, subject to the limitations contained within it. Where we act only for you we agree that the limitation of liability and responsibility set out in that Certificate of Title shall not apply.

The title to the Property has been investigated and is good and marketable, free of any restrictions, covenants, easements, charges or encumbrances which at the time of completion, might reasonably be expected to materially adversely affect the value of the Property or its future marketability.

We confirm that the insurance cover complies with the requirements contained in the UK Finance Mortgage Lenders' Handbook Parts 1 and 2, the Conditions and any additional Solicitors'/Conveyancers' instructions.

We confirm that we have received instructions from the Borrower, or where the Borrower is represented by a different conveyancer from that conveyancer, that the Borrower has chosen to proceed with your Mortgage Offer and to request you to release the mortgage advance to us.

We confirm that we have complied and shall comply with the instructions and guidance contained in the UK Finance Mortgage Lenders' Handbook Parts 1 and 2, the Mortgage Offer and the Offer Conditions, the Conditions, this Certificate of Title, any Retainer Agreement (if applicable), the terms and conditions of the Precise Mortgages' Conveyancing Panel and any other supplemental instructions provided to us.

SIGNED on behalf of the Solicitors/Conveyancers:	
NAME of Authorised Signatory:	RAJAN NAIR
QUALIFICATION of Authorised Signatory:	SOLICITOR
DATE of Signature:	12 10 2023

Please release the Advance to us in time for the completion date

Send this certificate to Precise Mortgages at PO Box 6037, Wolverhampton WV1 9QW

Please note that Precise Mortgages must receive the completed Certificate of Title at least three Business Days before the anticipated completion date and will use reasonable endeavours to meet the completion date. Precise Mortgages will not be responsible for any costs or other liability arising from a delay in completion and reserves the right to charge a reasonable administration fee to cover any additional costs incurred by Precise Mortgages to achieve the anticipated completion date if it does not receive the Certificate of Title within the required time.