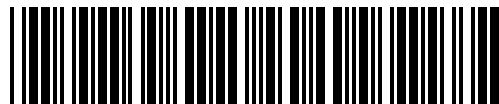




**Registration of a Charge**

Company Name: **PUBPROP LIMITED**

Company Number: **07219377**



Received for filing in Electronic Format on the: **02/11/2021**

XAGFI6AO

**Details of Charge**

Date of creation: **22/10/2021**

Charge code: **0721 9377 0016**

Persons entitled: **SG KLEINWORT HAMBROS BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS 41 HIGH STREET, LONDON, SE20 7HJ  
REGISTERED AT LAND REGISTRY UNDER TITLE NUMBER K205625**

**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: **SHAKESPEARE MARTINEAU**



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

Company number: 7219377

Charge code: 0721 9377 0016

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd October 2021 and created by PUBPROP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd November 2021 .

Given at Companies House, Cardiff on 3rd November 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**

# MORTGAGE DEED

Date: 22<sup>nd</sup> October 2021

Lender:	SG Kleinwort Hambros Bank Limited (Company number: 00964058) whose registered office is at 8 St James's Square, London SW1Y 4JU and its successors and assigns including any legal and/or equitable assignee of this Mortgage Deed whether by way of security only and those deriving title under it or them ("we" or "us" or "our")
Mortgagor:	Pubprop Limited, a company incorporated in England with company registration number 07219377 and whose registered office is at 12 Patten Road, London, SW18 3RH ("you" or "your")
Conditions:	The Mortgage Conditions, ref: UK/MC/Oct/20 ("Conditions")
Offer:	The Offer Document ("Offer")
Property:	Freehold land being 41 High Street, London SE20 7HJ registered at the Land Registry with Title Number <del>TL300050</del> <u>K205625</u> ("Property") <i>Ten</i>

1. This Mortgage Deed incorporates the terms and conditions set out in the Offer and the Conditions. You confirm that you have received each of these documents and you have read and understand them.
2. You agree to comply with the terms and conditions set out in the Offer and the Conditions.
3. You charge the Property with full title guarantee, together with all your respective interests and rights in the Property and in the proceeds of sale of the Property, by way of a legal mortgage and as continuing security with the repayment of all monies payable by you to us on any account whatsoever and the performance of all other obligations at any time owed by you to us.
4. This Mortgage Deed secures all further advances and we apply to the Registrar for a note to be entered on the register in respect of our obligation to make further advances.
5. You apply to the Registrar to enter the following restriction against the title referred to above:  

"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 22<sup>nd</sup> October 2021 in favour of SG Kleinwort Hambros Bank Limited referred to in the Charges Register."
6. We and you agree that this document may be destroyed at any time after it has been electronically scanned and registered by HM Land Registry. An official copy issued by HM Land Registry will then be acceptable as evidence for all purposes as if it were the original.

## Warning:

Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one mortgagor you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us

when it is due or you do not comply with your obligations to us we may repossess and sell the Property.

You should obtain legal advice before you sign this Mortgage Deed.

EXECUTED as a DEED by PUBPROP LIM

acting by a director



in the presence of:

Witness's Signature

*E. Cotton*

Full name in capitals

*Levy Cotton*

Address

*51 Broadnch Rd  
SW 7 7A*

Occupation

*H/W*