



Registration of a Charge

Company name: **86A LONGSTONE AVENUE LIMITED**

Company number: **10273433**



X82QV4EB

Received for Electronic Filing: **05/04/2019**

Details of Charge

Date of creation: **05/04/2019**

Charge code: **1027 3433 0002**

Persons entitled: **ONESAVINGS BANK PLC**

Brief description: **86A LONGSTONE AVENUE, LONDON NW10 3UA**

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: **TAMARA LESTER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10273433

Charge code: 1027 3433 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th April 2019 and created by 86A LONGSTONE AVENUE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th April 2019 .

Given at Companies House, Cardiff on 8th April 2019

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**

Deed of Substituted Security as dated below between the parties there named and incorporating the below clauses.

Date:

5 April 2019

The Bank:

OneSavings Bank plc registered in England and Wales (company number 7312896) whose registered office is Reliance House, Sun Pier, Chatham, Kent ME4 4ET, trading as Kent Reliance Banking Services, Kent Reliance and krbs.

The Borrower:

86A LONGSTONE AVENUE LIMITED

The Released Property:

86A LONGSTONE AVENUE
LONDON
NW10 3UA

Land Registry Title Number of the Released Property:

AGL364985

The Substituted Property:

86A LONGSTONE AVENUE
LONDON
NW10 3UA

Land Registry Title Number of the Substituted Property:

THIS DEED IS SUPPLEMENTAL TO A MORTGAGE DEED (hereinafter called "the Mortgage")

dated

and made between the Borrower and the Bank.

1. By the Mortgage the Released Property was charged by way of legal mortgage to the Bank to secure the principal sum, interest and other money mentioned in the Mortgage.
2. In consideration of the security created by clause 3 the Bank as mortgagee hereby releases with full title guarantee unto the Borrower the Released Property **TO HOLD** the same unto the Borrower free from all money and other obligations and liabilities covenanted to be paid or discharged by the Borrower under the Mortgage or otherwise secured by it and from all claims under or in relation to the Mortgage.
3. In consideration of the release contained in clause 2, the Borrower with full title guarantee:
 - a. charges the Substituted Property to the Bank by way of first legal mortgage as continuing security for the payment and discharge of all monies and other obligations and liabilities secured by the Mortgage so that all the provisions in the Mortgage shall apply to the Substituted Property as if the Substituted Property had been mortgaged by the Mortgage;
 - b. confirms, acknowledges and agrees that the Mortgage as varied by clause 3a ranks as a continuing security for the payment and discharge of the secured liabilities referred therein including without limitation all present and future monies, obligations and liabilities owed by the Borrower to the Bank, whether actual or contingent and whether owed jointly or severally, as principal or surety and/or in any other capacity under or in connection with this deed and the Substituted Property;
 - c. assigns absolutely to the Bank the benefit of all:
 - i. rights and claims of the Borrower now or at any time against tenants or occupiers of the Substituted Property or their guarantors;
 - ii. rights and claims of the Borrower now or at any time against managing agents, professional advisers, suppliers or contractors in relation to the Substituted Property; and
 - iii. guarantees, insurances or compensation monies now or at any time relating to any of the Substituted Property.
4. The Borrower hereby agrees and declares that except insofar as varied by the substitution of the Substituted Property for the Released Property the Mortgage shall remain in full force and effect between the parties to this Deed and shall in future be read and construed as if the Substituted Property had been the Released Property included in the Mortgage and all covenants provisions and conditions shall apply to this Deed and the Substituted Property as if the same were repeated in this Deed at full length.

5. The Borrower covenants that an application shall be made at the Land Registry to register their interest as the registered proprietor of the Substituted Property and such application shall include the registration of the Mortgage in the Charges Register of the registered title to the Substituted Property.
6. The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the Substituted Property of a restriction in the following form: "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 in favour of OneSavings Bank plc referred to in the charges register."

WHERE THE BORROWER IS AN INDIVIDUAL OR INDIVIDUALS

SIGNED as a deed by the Borrower(s) in the presence of the witness

Signature(s):

| |
|--|
| |
| |
| |

Witness – signature and address:

| |
|--|
| |
| |
| |

WHERE THE BORROWER IS A COMPANY

SIGNED as a deed by the Borrower acting by a Director of the Borrower in the presence of the witness

Signature of Director:

| |
|------------------------------------------------------------------------------------|
|  |
|------------------------------------------------------------------------------------|

Witness – signature and address:

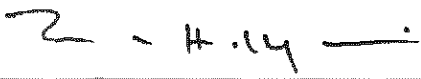
| |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| SELIN TAYLOR  221 WHITTON RD, TWIDENHAM TW1 1BL |
|-------------------------------------------------------------------------------------------------------------------------------------------|

Name of Director (printed):

| |
|--------------------|
| MORAN SHMUEL TABAK |
|--------------------|


SIGNED as a deed on behalf of OneSavings Bank plc acting by its Director / Attorney in the presence of the witness

Signature:

| |
|-------------------------------------------------------------------------------------|
|  |
|-------------------------------------------------------------------------------------|

HOSAN KAZMI

Witness – signature and address:

| |
|------------------------------------------------------------------------------------------------------------------------------------|
|  SBao2mad Reliance House Sun Pier ME4 4ET |
|------------------------------------------------------------------------------------------------------------------------------------|



krbs, Kent Reliance Banking Services and Kent Reliance are trading names of OneSavings Bank plc.
Registered in England and Wales (company number 7312896). Registered office: Reliance House, Sun Pier, Chatham, Kent, ME4 4ET.
OneSavings Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (registered number 530504).

1308/HO/10.15

Power of Attorney relating to Land Registry forms and related activities

This power of attorney is made on **12 July 2016** by OneSavings Bank plc, a company incorporated and registered in England and Wales with company number 07312896, whose registered office is at Reliance House, Sun Pier, Chatham, Kent, ME4 4ET (**OSB**).

WHEREAS

- A. The Executive Committee are appointed to, among other things, administer all of the affairs of OSB (the **Duties**).
- B. OSB has agreed to enter into this power of attorney for the purposes hereinafter appearing.
- C. This power of attorney replaces the power of attorney dated 18 April 2016 (**Previous Power**) and constitutes written notice that the Previous Power has been revoked on the date of this power of attorney (without invalidating any lawful acts or deeds done thereunder prior to the date hereof), but shall be in addition to any other power of attorney already in existence.

1. APPOINTMENT AND POWERS

OSB appoints each of the following (each a **Committee Member** and together the **Executive Committee**):

| Name | Address |
|-----------------|---------------------------------------------------------------|
| Clive Kornitzer | 4 Parham Way, London N10 2AT |
| Hasan Kazmi | 1 Laurino Place, Hartsbourne Avenue, Bushey, Herts, WD23 1QP |
| Jason Elphick | 27A Bartholomew Road, London NW5 2AH |
| Jens Bech | The Crest, 1 Highview Place, Arterberry Road, London SW20 8AL |
| John Eastgate | 37 Strympole Way, Highfield Caldicote, Cambridge CB23 7ZJ |
| Richard Davis | 117 Verulam Road, St Albans, Hertfordshire, AL3 4DL |
| Richard Wilson | The Coach House, Alkington Hall Barns, Alkington, SY13 3NG |

jointly and severally as its attorneys (**Attorneys**) and in the name of OSB or otherwise and on its behalf:

- (a) to execute all documents necessary for the purpose of releasing or discharging a charge which has been repaid in full and any collateral security therefore, as well as to execute and issue all Land Registry forms and documents for England, Wales, Scotland and Northern Ireland relating to the discharge of a charge, including without limitation electronic discharge forms eDS1, forms DS1, DS3 and K11 and any forms or electronic authorities equivalent and/or ancillary to any of the preceding; and
- (b) to do all things required from time to time to meet and discharge OSB's obligations in relation to the Duties, to include without limitation execution of any:
 - (i) England, Wales, Scotland and/or Northern Ireland Land Registry form TR1; Land Registry Form TR2; Land Registry Form TR4; Land Registry Form TP1; Land Registry Form TP4 or any forms or electronic authorities equivalent and/or ancillary to any of the preceding; and
 - (ii) deeds of variation, deeds of rectification, deeds of postponement, deeds of substitution and property sale agreements or equivalent of any of the preceding,

provided that for the avoidance of doubt, this power of attorney shall not authorise the Attorneys to dispose of, sell or create any security interest over any loans, mortgages or collateral security in which OSB has a legal and/or beneficial interest.

2. EXPIRY

This power of attorney may be revoked in full at any time by OSB giving written notice to the Executive Committee or in part at any time by OSB giving written notice to the relevant Committee Member.

3. RATIFICATION

Subject to its right of revocation above, OSB undertakes to ratify and confirm whatever the Attorneys or any one of them do or purport to do in good faith in the exercise of any power conferred by this power of attorney.

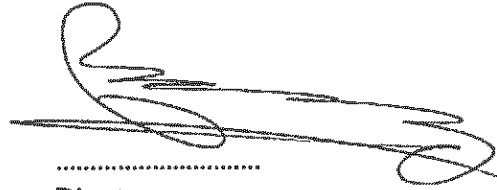
4. GOVERNING LAW AND JURISDICTION

This power of attorney and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation or any act performed or claimed to be performed under it shall be governed by and construed in accordance with the law of England and Wales. The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle

any dispute or claim arising out of or in connection with this power of attorney or its subject matter or formation (including non-contractual disputes or claims).

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by OneSavings
Bank plc acting by a director:



.....
Director

A GOLDING
.....
Print name of director

In the presence of:

M. P. B. S. U.
.....
Signature of witness

M. P. B. S. U.
.....
Print name of witness

RELIANCE HS
CHATHAM
MELLET
.....

.....
Address

P.A.
.....
Occupation