



Registration of a Charge

Company name: **LV PROPERTY SALES LIMITED**

Company number: **10836295**

Received for Electronic Filing: **31/08/2018**



Details of Charge

Date of creation: **29/08/2018**

Charge code: **1083 6295 0002**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **THE LEASEHOLD LAND BEING 26 HALL STREET, BIRMINGHAM B18 6BS
REGISTERED AT LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE
NUMBER WM876927**

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 THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **KUIT STEINART LEVY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10836295

Charge code: 1083 6295 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th August 2018 and created by LV PROPERTY SALES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st August 2018 .

Given at Companies House, Cardiff on 4th September 2018

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 (Corporate)

Account Number: Y0000001670

Date: 29th AUGUST 2018

Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ

Mortgage Conditions: The Aldermore Bank PLC Commercial Mortgage Conditions 2011

Full Name(s) of Chargor(s) : LV Property Sales Limited (Company Registration No: 10835295) whose registered office is at 157c Warstone Lane, Birmingham, B18 6NZ

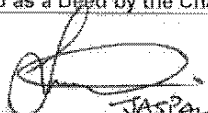
Property : All that leasehold land being 26 Hall Street, Birmingham B18 6BS registered at Land Registry with title absolute under title number WM876927

Title No: WM876927

1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.
2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions).
3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.
4. This Charge secures further advances but the Lender is not obliged to make further advances.
5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions.
6. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:
"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 AUGUST 2018 in favour of Aldermore Bank PLC referred to in the Charges Register".

Executed as a Deed by the Chargor acting by:

Director

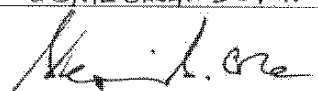


JASPAL SINGH DUGRA

Director/Secretary

In the presence of:

Witness signature



Name

STEPHEN B. COLE

Address

GLAISYERS SOLICITORS
BIRMINGHAM

Glaisyers
Solicitors
10 Rowchester Court
Printing House Street
Birmingham B4 6DZ
Tel : 0121-233 2971
Fax: 0121-236 1534
D. X. 24933 Birmingham 4

Signed as a Deed on behalf of the Chargor a company incorporated in

by

and

being person who in accordance with the laws of that territory acting under the authority of the Chargor

Authorised
Signatory

Authorised
Signatory

Signed as a Deed by

on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226K.