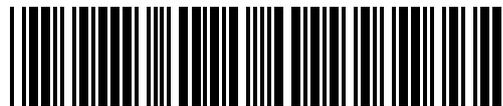




Registration of a Charge

Company Name: **STARFINE ESTATES LIMITED**

Company Number: **11132301**



XC0EJOAA

Received for filing in Electronic Format on the: **30/03/2023**

Details of Charge

Date of creation: **30/03/2023**

Charge code: **1113 2301 0005**

Persons entitled: **ONESAVINGS BANK PLC**

Brief description: **FREEHOLD PROPERTY - 20 LADAS ROAD, LONDON, SE27 0UW - TITLE NO: SGL228841**

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: **DAVID EDER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11132301

Charge code: 1113 2301 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th March 2023 and created by STARFINE ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th March 2023 .

Given at Companies House, Cardiff on 3rd April 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

We hereby certify this is a true copy
of the original ^{redacted}

KentReliance

H-B
30-03-2023
Harold Benjamin
Solicitors

Harold Benjamin
Hygeia Building
4th Floor
66-68 College Road
Harrow, HA1 1BE

Mortgage Deed

Date: 30th March 2023 Advance: £ 320,393.00 (Receipt of which is acknowledged)

The Borrower: Starfine Estates Limited (CRN: 11132301) of 1 Moresby Road, London E5 9LE

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 Property: 20 Ladas Road, London SE27 0UW

Land Registry Title Number: SGL228841

1. This Mortgage incorporates the OneSavings Bank plc Mortgage Conditions dated March 2016, a copy of which has been supplied to the Borrower.
2. The Borrower with full title guarantee and as a continuing security for the payment or discharge of all monies payable to the Bank by the Borrower:
 - a) charges the Property to the Bank by way of first legal mortgage;
 - b) 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 Property or their guarantors;
 - (ii) rights and claims of the Borrower now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property; and
 - (iii) guarantees, insurances or compensation monies now or at any time relating to any of the Property.
3. This Mortgage secures further advances but does not oblige the Bank to make them.
4. The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the 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 30/03/2023 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 (each signature to be separately witnessed)

Signature(s):

Witness signature, **name (in BLOCK CAPITALS)**, and address:

WHERE THE BORROWER IS A COMPANY

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

Signature of Director:

[Redacted Signature]

Name of Director (printed):

CHAIM JACOB ENDZWEIG

Witness signature, name (in BLOCK CAPITALS), and address:

[Redacted Signature] 25 HEATHLAND ROAD
LONDON N16 5PS

Name of Witness (printed):

ETTEL MARKOWSTEIN

Signature of Director:

[Redacted Signature]

Name of Director (printed):

Witness signature, name (in BLOCK CAPITALS), and address:

[Redacted Signature]

Name of Witness (printed):

Signature of Director:

[Redacted Signature]

Name of Director (printed):

Witness signature, name (in BLOCK CAPITALS), and address:

[Redacted Signature]

Name of Witness (printed):

Signature of Director:

[Redacted Signature]

Name of Director (printed):

Witness signature, name (in BLOCK CAPITALS), and address:

[Redacted Signature]

Name of Witness (printed):

Form of charge filed at Land Registry under reference MD1294R



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).