



**Registration of a Charge**

Company name: **SHS PROPERTY LTD**

Company number: **11438866**



X8J80XCR

Received for Electronic Filing: **29/11/2019**

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**Details of Charge**

Date of creation: **28/11/2019**

Charge code: **1143 8866 0001**

Persons entitled: **PARAGON BANK PLC**

Brief description: **44 ALBERT ROAD, ILFORD, ESSEX IG1 1HN**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **H S MATHARU**



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

Company number: 11438866

Charge code: 1143 8866 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th November 2019 and created by SHS PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th November 2019 .

Given at Companies House, Cardiff on 2nd December 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**



## LEGAL CHARGE

February 2019

Account number	5194868
Date	28 NOVEMBER 2019
Lender	Paragon Bank PLC
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ
Registered No.	05390593
Borrower	SHS Property Ltd
Registration No. (if applicable)	11438866
Property	44 Albert Road, ILFORD, IG1 1HN
Title No.	EGL39604
Mortgage Conditions	The Paragon Buy-to-let Mortgage Conditions (Second Edition)

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect that 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 [ 28 / 11 / 2019 ] in favour of Paragon Bank PLC Limited referred to in the charges register.

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

<b>Borrower / Director / Member 1</b>
Signature 
Name (in BLOCK CAPITALS) <b>SHABIR ASLAM BUTT</b>
<b>Witness</b>
Signature 
Name (in BLOCK CAPITALS) <b>GURDARSHAN SHAKER</b>
Address <b>MARKAND &amp; CO. Solicitors 275 GREEN STREET LONDON E7 8LJ FAX: 0208 471 9519 TEL: 0208 470 1422</b>

<b>Borrower / Director / Member 2</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address

<b>Borrower / Director / Member 3</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address


<b>Borrower / Director / Member 4</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address


Form of Legal Charge filed at the Land Registry under reference


**MD1413H**


**PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ**

649-1 (01/2019)

 0345 849 4040

 0345 849 4041

 [btlenquiries@paragonbank.co.uk](mailto:btlenquiries@paragonbank.co.uk)

 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.