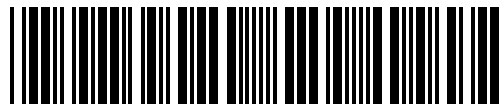




Registration of a Charge

Company Name: **MAGNOLIA IH LTD**

Company Number: **13091073**



Received for filing in Electronic Format on the: **20/05/2021**

XA4WGYJL

Details of Charge

Date of creation: **13/05/2021**

Charge code: **1309 1073 0001**

Persons entitled: **ONE SAVINGS BANK PLC**

Brief description: **27, MINNY STREET, CARDIFF, CF24 4ES**

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: **INSIGHT LAW LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13091073

Charge code: 1309 1073 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th May 2021 and created by MAGNOLIA IH LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th May 2021 .

Given at Companies House, Cardiff on 21st May 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**

KentReliance

Mortgage Deed

Date: 13/05/21 Advance: £139,605.00 (Receipt of which is acknowledged)

The Borrower: Magnolia IH Ltd

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: 27 Minny Street, Cardiff, CF24 4ES

Land Registry Title Number: WA873035

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 13/05/2021 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:



Name of Director (printed):

WALA MUNIR ASHI

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



28 KELVIN ROAD
RATH, CARDIFF
CF15 5ET

Name of Witness (printed):

NAVEED RAHMAN

Signature of Director:



Name of Director (printed):



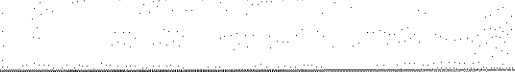
Witness signature, name (in BLOCK CAPITALS), and address:



Name of Witness (printed):



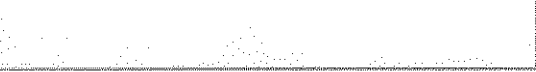
Signature of Director:



Name of Director (printed):



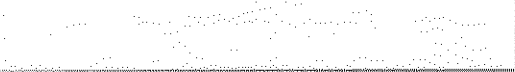
Witness signature, name (in BLOCK CAPITALS), and address:



Name of Witness (printed):



Signature of Director:



Name of Director (printed):



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



Name of Witness (printed):



Form of charge filed at Land Registry under reference MD1294R



kbs, Kent Reliance Banking Services and Kent Reliance are trading names of OneSavings Bank plc.
Registered in England and Wales (company number 7312996). 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).