



Registration of a Charge

Company Name: **AAA NAFRI PROPERTIES LTD**

Company Number: **13280237**



Received for filing in Electronic Format on the: **03/09/2021**

XAC9D28J

Details of Charge

Date of creation: **02/09/2021**

Charge code: **1328 0237 0005**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS (1) 365-367 STOCKFIELD ROAD, YARDLEY, BIRMINGHAM, WEST MIDLANDS, B25 8JP, BEING ALL OF THE LAND AND BUILDINGS IN TITLE WM66975. FREEHOLD PROPERTY KNOWN AS (2) 367 STOCKFIELD ROAD, YARDLEY, BIRMINGHAM, WEST MIDLANDS, B25 8JP, BEING ALL OF THE LAND AND BUILDINGS IN TITLE WM14824, FOR FURTHER DETAILS OF PROPERTIES CHARGED, PLEASE REFER TO THE INSTRUMENT, INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

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:

PURE LAW



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13280237

Charge code: 1328 0237 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd September 2021 and created by AAA NAFRI PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd September 2021 .

Given at Companies House, Cardiff on 6th September 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**

Charge given by a corporate (England and Wales) - Full recourse

Borrower:	AAA Nafri Properties Ltd - 13280237 - 2 Handsworth Drive, Birmingham, West Midlands, B43 6ED		
Mortgagor:	AAA Nafri Properties Ltd - 13280237 - 2 Handsworth Drive, Birmingham, West Midlands, B43 6ED		
Lender:	Shawbrook Bank Limited Lutea House Warley Hill Business Park The Drive Brentwood Essex CM13 3BE (registered in England and Wales number: 388466)		
The Property:	Description	Class of Title	Title Number
1.	365-367 Stockfield Road, Yardley, Birmingham, West Midlands, B25 8JP and as more particularly described at the Land Registry: 365-367 Stockfield Road, Yardley, Birmingham (B25 8JP)	Freehold Title Absolute	WM66975
2.	367 Stockfield Road, Yardley, Birmingham, West Midlands, B25 8JP and as more particularly described at the Land Registry: 367 Stockfield Road, Yardley, Birmingham (B25 8JP)	Freehold Title Absolute	WM148248
3.	Part of 369-371 Stockfield Road, Yardley, Birmingham, West Midlands, B25 8JP and as more particularly described in the Transfer of even date made between (1) Colin Bowater, Lynn Parker, John Whitehead and Tina Marie Sheard and (2) AAA Nafri Properties Ltd	Freehold Title Absolute	WM390528 (Part)
4.	Part of 373 Stockfield Road, Yardley, Birmingham, West Midlands, B25 8JP and as more particularly described in the Transfer of even date made between (1) Colin Bowater, Lynn Parker, John Whitehead and Tina Marie Sheard and (2) AAA Nafri Properties Ltd	Freehold Title Absolute	WM476196 (Part)

1. By THIS DEED of LEGAL CHARGE, dated *2nd September 2021*

The Mortgagor charges with full title guarantee and as a continuing security:-

- (a) the Property described above by way of legal mortgage; and
- (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

- (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
 - (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.
4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:
- "No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of Shawbrook Bank Limited referred to in the charges register".
5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (08/05/2020) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions as subsequently amended, supplemented and/or varied from time to time.

THIS CHARGE has been executed as a deed on the date written on the first page of this Charge.


EXECUTION PAGE

WARNING:


THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

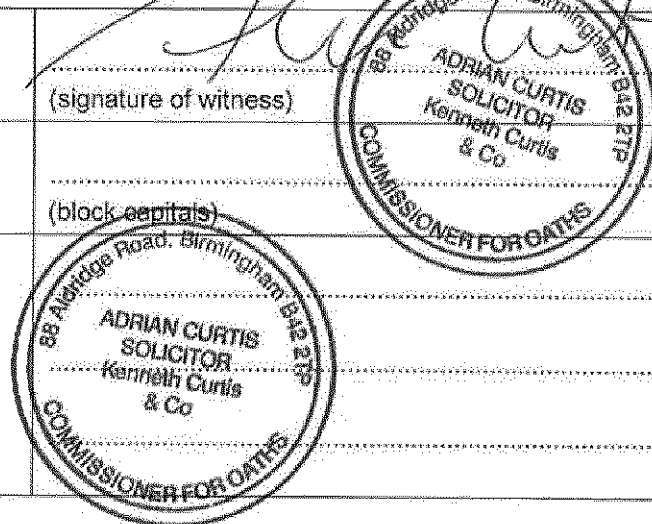
Mortgagor

EXECUTED AS A DEED by
AAA Nafri Properties Ltd acting by
Randeep Kaur Narwan, a director:

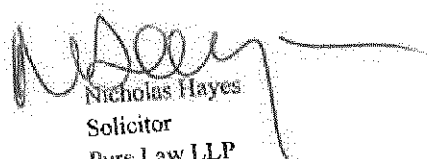

(Director signature)

in the presence of:

Witness:	 (signature of witness)
Name:	(block capitals)
Address:	



Lender
Signed by
Shawbrook Bank Limited
acting by its attorney


Nicholas Hayes
Solicitor
Pure Law LLP
Jubilee House, 3 The Drive
Brentwood, Essex, CM13 3FR

