



**Registration of a Charge**

Company Name: **WONDROUS PROPERTIES LIMITED**

Company Number: **13818689**



Received for filing in Electronic Format on the: **03/05/2023**

XC2SALBT

**Details of Charge**

Date of creation: **02/05/2023**

Charge code: **1381 8689 0001**

Persons entitled: **ONE SAVINGS BANK PLC**

Brief description: **2 HONITON ROAD, ROMFORD, LONDON RM7 9AJ**

**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: **BLACKS SOLICITORS LLP**



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

Company number: 13818689

Charge code: 1381 8689 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd May 2023 and created by WONDROUS PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd May 2023 .

Given at Companies House, Cardiff on 3rd May 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**

Date: 21 5 12 3 Advance: £475087.00 (Receipt of which is acknowledged)

The Borrower: Wondrous Properties Limited

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: 2 Honiton Road, Romford, London RM7 9AJ

Land Registry Title Number: EGL42669

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 21 5 12 3 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):

ARUN GOPINADHEEPAN ANTONY RAS

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

  
Christ Church, Peaseage  
Manchester Rd, London E14 3BN

Name of Witness (printed):

Revd Thomas Fortune Pyke

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



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)