



Registration of a Charge

Company name: **CAPITAL BRIDGING FINANCE SOLUTIONS LIMITED**

Company number: **07922273**



X4MUPA77

Received for Electronic Filing: **23/12/2015**

Details of Charge

Date of creation: **21/12/2015**

Charge code: **0792 2273 0014**

Persons entitled: **SYNERGY BRIDGING FINANCE SOLUTIONS**

Brief description: **BLOCK A, MANCHESTER ROAD, HUDDERSFIELD REGISTERED AT HM
LAND REGISTRY UNDER TITLE NUMBER YWE57006**

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: **ANDREW HENDRICKSON FOR AND ON BEHALF OF EAD
SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7922273

Charge code: 0792 2273 0014

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st December 2015 and created by CAPITAL BRIDGING FINANCE SOLUTIONS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd December 2015 .

Given at Companies House, Cardiff on 24th December 2015

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 that
this is a true copy**

Date 23/12/2015

Signed 

E.A.D. SOLICITORS LLP

Prospect House

Columbus Quay

Liverpool L3 4DB

Tel: 0151 735 1000

SUB CHARGE

Date:

21st Dec 2015

Definitions:

Mortgagor: CAPITAL BRIDGING FINANCE SOLUTIONS LTD (Company Registration Number: 7922273)

Company: SYNERGY BRIDGING FINANCE SOLUTIONS Company Registration Number : 09824545)

Interest: Interest at the rate(s) charged to the Mortgagor by the Company from time to time as per the loan agreement dated on or about the date hereof and made between the parties hereto (the Agreement)

Property:
Administrative Area : West Yorkshire Kirklees
Description : Block A Manchester Road Huddersfield
Tenure: Freehold
Title Number: YWE57006

SUB CHARGE

Mortgage: A mortgage of the Property dated on or about the date hereof and granted by Mederco Block A Ltd to the Mortgagor

Mortgagor's Obligations: All the Mortgagor's liabilities to the Company by virtue of the said Agreement

Expenses: All expenses (on a full indemnity basis) incurred by the Company or any Receiver at any time in connection with the Property the Mortgage or the Mortgagor's Obligations or in taking or perfecting this deed or in preserving defending or enforcing the security created by this deed or in exercising any power under this deed or otherwise with Interest from the date they are incurred

Required Currency: The currency or currencies in which the Mortgagor's Obligations are expressed from time to time

Charge

- 1 The Mortgagor covenants to discharge on demand the Mortgagor's Obligations and as a continuing security for such discharge and with full title guarantee charges at law to the Company all principal

interest or other money now and in the future secured by the Mortgage together with the benefit of the Mortgage and any other security now and in the future held by the Mortgagor for the same indebtedness.

Repair Alteration and Insurance

- 2.1 The Mortgagor will procure that the Property is kept in good condition and comprehensively insured to the Company's reasonable satisfaction for its full reinstatement cost and in default the Company (without becoming liable to account as mortgagee in possession) may enter and repair or insure the Property. The Mortgagor will deposit with the Company the insurance policy or where the Company agrees a copy of it.
- 2.2 The Mortgagor will procure that no alteration is made to the Property which would require Planning Permission or approval under any Building Regulations without the prior written consent of the Company.
- 2.3 The Mortgagor will hold in trust for the Company all money received under any insurance of the Property and at the Company's option will apply the same in making good the relevant loss or damage or in or towards discharge of the Mortgagor's Obligations

Restrictions on Charging Leasing Disposing and Parting with possession

- 3.1 The Mortgagor will not without the Company's prior written consent:-
 - 3.1.1 Create or permit to arise any mortgage charge or lien on the Property or the Mortgage
 - 3.1.2 Grant or accept a surrender of any lease or licence of the Property
 - 3.1.3 Dispose of or part with or share possession or occupation of the Property
- 3.2 The Mortgagor applies and agrees that the Company's may apply for a restriction to be entered on the Register of any Registered Land that no disposition of the Registered estate by the proprietor(s) of the Mortgage is to be registered without a written consent signed by the proprietor for the time being of the charge created by this deed in favour of the Company referred to in the Charges Register

Powers of the Company

- 4.1 Section 103 of the Law of Property Act 1925 shall not apply and the Company may exercise its power of sale and other powers under that Act or the Land Registration Act 2002 or any other Act or this deed at any time after the date of this deed
- 4.2 The Company will not be liable to account to the Mortgagor as mortgagee in possession for any money not actually received by the Company
- 4.3 Section 93(1) of the Law of Property Act 1925 shall not apply to this deed

Memorandum and Articles of Association

- 5. If the Mortgagor is a company the Mortgagor certifies that this deed does not contravene the Mortgagor's Memorandum and Articles of Association

Notices

- 6 Any notice or demand by the Company may be sent by post or fax or delivered to the Mortgagor at the Mortgagor's address last known to the Company or if the Mortgagor is
 - 6.1.1 A company may be served personally on any of its directors or its secretary

- 6.1.2 A limited liability partnership may be served personally on any of its members
- 6.2 A notice or demand by the Company by post shall be deemed served on the day after posting
- 6.3 A notice or demand by the Company by fax shall be deemed served at the time of sending

Governing Law

- 7 This deed shall be governed by and construed in accordance with English law

Interpretation

- 8.1 The expressions "Mortgagor" and "Company" where the context admits include their respective successors in title and assigns
- 8.2 If two or more persons are included in the expression "Mortgagor" then the use in this deed of the word "Mortgagor" shall be deemed to refer to such persons both together and separately and the Mortgagor's Obligations shall be their joint and several obligations and each of them shall be primarily liable by way of indemnity for the liabilities to the Company of the other or others of them
- 8.3 References to the "Property" include any part of it
- 8.4 Interest will be calculated both before and after demand or judgment on a daily basis and compounded according to agreement or in the absence of agreement monthly on such days as the Company may select

In Witness of which this deed has been duly executed _____

Signed and Delivered as a Deed by
The Mortgagor acting by a Director
In the presence of:

Director



Witness' name in full:

IAN CHARLES GIE

Signature:



Address:

141 Prospect House,
Shubas Quay, Cwma 24 020
S. Shetty

Dated

2015

(1) **SYNERGY BRIDGING FINANCE LIMITED**

and

(2) **CAPITAL BRIDGING FINANCE SOLUTIONS LIMITED**

AGREEMENT