



**Registration of a Charge**

Company name: **GLOBAL CAPITAL LTD**

Company number: **08101518**



X8ZBC4W8

Received for Electronic Filing: **21/02/2020**

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**Details of Charge**

Date of creation: **21/02/2020**

Charge code: **0810 1518 0007**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 19 KNUTSFORD ROAD  
MANCHESTER M18 7AL (REGISTERED UNDER TITLE NUMBER LA113782)**

**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: **FOOT ANSTEY LLP**



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

Company number: 8101518

Charge code: 0810 1518 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st February 2020 and created by GLOBAL CAPITAL LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st February 2020 .

Given at Companies House, Cardiff on 24th February 2020

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

**SECURITY PROVIDER:** Global Capital Ltd whose registered number is 08101518 and address for the service of notices is 77 Palatine Road, Manchester, M20 3LJ

**LENDER:** WEST BROMWICH COMMERCIAL LIMITED whose registered number is 5285783 and address for the service of notices is 2 Providence Place, West Bromwich, B70 8AF

**DATE:** 21 FEBRUARY 2020

**THIS DEED WITNESSES as follows:**

### 1. COVENANT TO PAY

The/Each Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

### 2. LEGAL CHARGE

The/Each Security Provider charges with full title guarantee in favour of the Lender, with the payment and discharge of the Loan Obligations, by way of first legal mortgage, the property specified in the Schedule (the "**Mortgaged Property**").

### 3. LAND REGISTRY

#### 3.1 Application for restriction

(a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).

(b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

### 4. GENERAL CONDITIONS

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

THIS LEGAL CHARGE has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

## SCHEDULE

### MORTGAGED PROPERTY

#### Registered Land

Address: 19 Knutsford Road  
Manchester  
M18 7AL

Title Number: LA113782

Executed as a deed by  
Global Capital Ltd  
acting by a director

Signature: *S. Raja*  
(Director)

In the presence of: SUZANNE GILMOUR

Signature of Witness: *Suzanne Gilmour*

Name (in BLOCK CAPITALS): SUZANNE GILMOUR

Address: 31 BELFORD ROAD  
DIDSbury  
MANCHESTER  
M20 6BT