



Registration of a Charge

Company name: **GLOBAL CAPITAL LTD**

Company number: **08101518**



X7Z9R9PU

Received for Electronic Filing: **14/02/2019**

Details of Charge

Date of creation: **13/02/2019**

Charge code: **0810 1518 0005**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE PROPERTY KNOWN AS 24 BELVOIR AVENUE, LEVENSHULME, MANCHESTER M19 3AN REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER GM110657.**

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **SYDNEY MITCHELL LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8101518

Charge code: 0810 1518 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th February 2019 and created by GLOBAL CAPITAL LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th February 2019 .

Given at Companies House, Cardiff on 15th February 2019

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 (Company registration no. 08101518)

whose address for the service of notices is 77 Palatine Road
Manchester M20 3LS

LENDER:

WEST BROMWICH COMMERCIAL LIMITED whose registered number is 5285783 and address for the service of notices is 374 High Street, West Bromwich, B70 8LR

DATE:

13 FEBRUARY 2019

THIS DEED WITNESSES as follows:

Certified as being a true copy of the original

Sydney Mitchell LLP
Sydney Mitchell LLP

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

Country and District (or Address or Description London Borough)	Title Number
SMUP 24 BELVOIR AVENUE, LEVENSHULME, MANCHESTER M19 3AN Levenshulme	GM110657.

Unregistered Land

EXECUTION PAGE

Security Provider
The Common Seal of

was affixed to this deed in the presence of:

Signature of Director _____
Name of Director _____
Signature of Director/Secretary _____
Name of Director/Secretary _____

Signed as a deed by

Signature of Director _____
Name of Director _____
Signature of Director/Secretary _____
Name of Director/Secretary _____

Signed as a deed by
GLOBAL CAPITAL LTD
acting by a director
in the presence of:

S Raja

Witness Signature _____
Witness Name SHERGENA MORRIS
Witness Address _____

Salehs LLP
Oidsbury House
748 Wilmslow Road
Oidsbury
Manchester M20 2DW