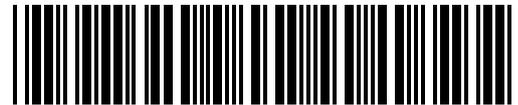




Registration of a Charge

Company Name: **GLOBAL CAPITAL LTD**

Company Number: **08101518**



XAWKZIJ7

Received for filing in Electronic Format on the: **27/01/2022**

Details of Charge

Date of creation: **27/01/2022**

Charge code: **0810 1518 0016**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 2 SANDHEYS GROVE GORTON
MANCHESTER M18 7FE (REGISTERED UNDER TITLE NUMBERS
GM642708 & LA81308)**

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: **FOOT ANSTEY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8101518

Charge code: 0810 1518 0016

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th January 2022 and created by GLOBAL CAPITAL LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th January 2022 .

Given at Companies House, Cardiff on 28th January 2022

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, Didsbury, 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: 27 January 2022

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: 2 Sandheys
Grove Gorton
Manchester
M18 7FE

Title Number: GM642708 and LA81308

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

Signature..... *S. Raja* *RAJA SWAMINATHAN*
(Director)

In the presence of:
Signature of Witness *[Signature]*

Name (in BLOCK CAPITALS) *HABIB AKBAR*
Address *2F Copson St, MANCHESTER*
M20 3HE