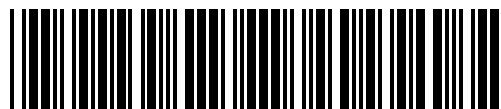




Registration of a Charge

Company Name: **CONGENIAL REALTY LIMITED**

Company Number: **14134598**



XBG1MIB6

Received for filing in Electronic Format on the: **04/11/2022**

Details of Charge

Date of creation: **04/11/2022**

Charge code: **1413 4598 0002**

Persons entitled: **STATE BANK OF INDIA (UK) LIMITED**

Brief description: **55 AUGUSTUS GATE, STEVENAGE, SG2 7QY**

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: **MILLS CHODY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14134598

Charge code: 1413 4598 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th November 2022 and created by CONGENIAL REALTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th November 2022 .

Given at Companies House, Cardiff on 8th November 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**

We hereby certify this to be
a true copy of the original
Mills Chody LLP
Solicitors
388 Uxbridge Road
Hatch End, Pinner HA5 4JA

Date: 04/11/22

SBI UK

BTL MORTGAGE DEED

PO Box 1018
Ipswich
Suffolk
IP1 9WU
Telephone: 0344 967 1860

MORTGAGOR:

Congenial Realty Limited whose registered office is at/address
for service is 113 Ferny Road
East Barnet, Barnet, England EN4 8LB

and which is registered with Company Number 14134598

or Limited Liability Partnership Number OR

 whose address for service is

BANK:

State Bank of India (UK) Limited whose principal place of business is at 15
King Street, London, EC2V 8EA. Registration number: 10436460. Address for
service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich,
Suffolk, IP1 9WU.

Authorised by Prudential Regulation Authority and regulated by the Financial
Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK)
Limited is entered on the Financial Services Register and its registration number is
757156

DATE:

4/11/2022

THIS DEED WITNESSES as follows:

1. MORTGAGE DEED

The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and
discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the
Property")

2. COVENANT TO PAY

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with
their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and
liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance
with their respective terms.

3. APPLICATION TO THE LAND REGISTRY

The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship
Register of any registered land forming part of the Property:

We hereby certify this to be
a true copy of the original

Mills Chody LLP

Solicitors *Mills Chody*

388 Uxbridge Road

Hatch End, Pinner HA5 4JA

Date: *04/11/22*



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

"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 [date of this Mortgage Deed] in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."

4. BTL MORTGAGE CONDITIONS

The State Bank of India (UK) Limited BTL Mortgage Conditions (2018) ("the Mortgage Conditions") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgage Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

THIS MORTGAGE DEED has been executed as, and is intended to take effect as, a deed by the/each Mortgagor with effect from the date written above.

Member