



**Registration of a Charge**

Company Name: **MILLAH PROPERTIES LTD**

Company Number: **12705772**



XBHWG1S1

Received for filing in Electronic Format on the: **30/11/2022**

**Details of Charge**

Date of creation: **30/11/2022**

Charge code: **1270 5772 0008**

Persons entitled: **ONE SAVINGS BANK PLC TRADING AS KENT RELIANCE BANKING SERVICES**

Brief description: **5 ASH CLOSE, LONDON, SE20 7RE REGISTERED AT HMLT WITH TITLE NUMBER SGL508737**

**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: **RUSSELL HURST**



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

Company number: 12705772

Charge code: 1270 5772 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th November 2022 and created by MILLAH PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th November 2022 .

Given at Companies House, Cardiff on 1st December 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**

Date: 30/11/2022 Advance: £ 225,128.00 (Receipt of which is acknowledged)

The Borrower: Millah Properties Ltd

The Bank: OneSavings Bank plc registered in England and Wales (company number 7312896) whose registered office is Reliance House, Sun Pier, Chatham, Kent ME4 4ET, trading as Kent Reliance Banking Services, Kent Reliance and krbs.

The Property: 5 Ash Close, London, SE20 7RE

Land Registry Title Number: SGL508737

1. This Mortgage incorporates the OneSavings Bank plc Mortgage Conditions dated March 2016, a copy of which has been supplied to the Borrower.
2. The Borrower with full title guarantee and as a continuing security for the payment or discharge of all monies payable to the Bank by the Borrower:
  - a) charges the Property to the Bank by way of first legal mortgage;
  - b) assigns absolutely to the Bank the benefit of all:
    - (i) rights and claims of the Borrower now or at any time against tenants or occupiers of the Property or their guarantors;
    - (ii) rights and claims of the Borrower now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property; and
    - (iii) guarantees, insurances or compensation monies now or at any time relating to any of the Property.
3. This Mortgage secures further advances but does not oblige the Bank to make them.
4. The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the Property of a restriction in the following form: "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 30 / 11 / 22 in favour of OneSavings Bank plc referred to in the charges register."

### WHERE THE BORROWER IS AN INDIVIDUAL OR INDIVIDUALS

SIGNED as a deed by the Borrower(s) in the presence of the witness (each signature to be separately witnessed)

Signature(s):


Witness signature, name (in BLOCK CAPITALS), and address:


**WHERE THE BORROWER IS A COMPANY**

**EXECUTED** as a deed by the Borrower acting by a Director of the Borrower in the presence of the witness

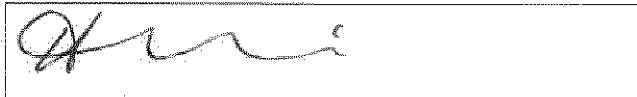
Signature of Director:



Name of Director (printed):

Shamim Ullah

Signature of Director:



Name of Director (printed):

SHAMIM ULLAH

Signature of Director:



Name of Director (printed):



Signature of Director:



Name of Director (printed):



Witness signature, name (in **BLOCK CAPITALS**), and address:

 ROWSHAN AKA CHOWDHURY  
97 HIGH ST. THORNTON  
HEATH SURREY CR7 8RY

Name of Witness (printed):



Witness signature, name (in **BLOCK CAPITALS**), and address:

 ROWSHAN AKA CHOWDHURY  
97 High Street, Thornton Heath  
SURREY CR7 8RY  
Tel: 020 8889 6130  
Fax: 020 8889 6120

Name of Witness (printed):

Rowshan Chowdhury

Witness signature, name (in **BLOCK CAPITALS**), and address:



Name of Witness (printed):



Witness signature, name (in **BLOCK CAPITALS**), and address:



Name of Witness (printed):



**Form of charge filed at Land Registry under reference MD1294R**


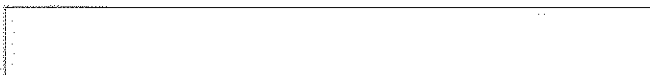


krbs, Kent Reliance Banking Services and Kent Reliance are trading names of OneSavings Bank plc.  
Registered in England and Wales (company number 7312896). Registered office: Reliance House, Sun Pier, Chatham, Kent, ME4 4ET.  
OneSavings Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the  
Prudential Regulation Authority (registered number 530504).

## 11. Interpretation

- 11.1 A reference to a party shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, government, or any association, trust, joint venture or consortium (whether or not having separate legal personality);
- 11.2 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- 11.3 If this guarantee is provided by two or more parties defined as Guarantor then this guarantee shall be deemed to refer to those parties both together and separately and the liability under this guarantee in respect of the Guaranteed Obligations shall be joint and several;
- 11.4 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders

SIGNED as a Deed by the Guarantor(s)


In the presence of a Solicitor or Licensed Conveyancer

Name of Solicitor or Licensed Conveyancer (printed):



I confirm that I have separately and independently advised the Guarantor(s) (not in the presence of the Borrower) and that I have fully explained the nature and effect of this deed to the Guarantor(s) and that he/she/they informed me that he/she/they wished to proceed.

Signed



Firm's name, address and reference

  
MONTAS SOLICITORS  
97 HIGH ST.  
THORNTON HEATH  
SURREY CR7 8RY  
MONTAS SOLICITORS  
97 High Street, Thornton Heath  
Surrey CR7 8RY  
Tel: 020 8889 6130  
Fax: 020 88896120