



Registration of a Charge

Company Name: SAN PROPERTY SERVICES LIMITED Company Number: 13296169

Received for filing in Electronic Format on the: 25/08/2021

Details of Charge

- Date of creation: 19/08/2021
- Charge code: **1329 6169 0001**
- Persons entitled: GATEHOUSE BANK PLC

Brief description: THE LEASEHOLD PROPERTY KNOWN AS 255 WHIPPENDELL ROAD, WATFORD, WD18 7NN, UNITED KINGDOM (REGISTERED UNDER TITLE NUMBER HD88649).

Contains fixed charge(s).

Contains negative pledge.

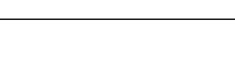
Authentication of Form

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: FOOT ANSTEY LLP





CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13296169

Charge code: 1329 6169 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th August 2021 and created by SAN PROPERTY SERVICES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th August 2021.

Given at Companies House, Cardiff on 26th August 2021

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006





gatehousebank

LEGAL CHARGE

Buy-to-Let Purchase Plan

This is an important legal document which should be read carefully. The Bank recommends that before signing it the Client should take independent legal advice regarding the nature and practical implications of this document. The Client undertakes to comply with and be bound by the Legal Charge Terms and Conditions set out in the Buy-to-Let Purchase Plan Terms and Conditions 2020 (the Terms and Conditions) and agrees that they are incorporated and form part of this deed. The Client acknowledges that it has received a copy of the Terms and Conditions. Words used in this deed and having special meanings are shown in bold and are defined in Section 2 of the Terms and Conditions.

| Date of this deed: 19 AUGUST 2021 |
|-----------------------------------|
|-----------------------------------|

| Parties to this Deed | (1) The Bank : Gatehouse Bank plc, a public limited company registered in England and Wales with company number 06260053 whose registered office is at The Helicon, One South Place, London EC2M 2RB |
|----------------------|--|
| | (2) The Client: |
| | San Property Services Limited, registered in England & Wales with company number 13296169 whose registered office is at 18 Park Avenue, Watford, WD18 7HP, United Kingdom, acting by the following director(s): |
| | Mohammed Khayam of 18 Park Avenue,Watford,WD18 7HP,United Kingdom |
| | n as 255 Whippendell Road, Watford, WD18 7NN, United Kingdom |

| 1. | . For the purposes of section 2 of the Law of P | roperty (Miscellaneous Provisions) | Act 1989, the Legal |
|----|---|------------------------------------|---------------------|
| | Charge Terms and Conditions are incorporated into this Legal Charge | | |

- 2. As continuing security for payment and discharge of the **Secured Obligations**, the **Client** with full title guarantee charges to the **Bank**:
 - 2.1. by way of first legal mortgage the **Lease** dated on or about the date of this **Legal Charge** between the **Bank** (as lessor) and the **Client** (as lessee) in respect of the **Property**; and
 - 2.2. by way of first fixed charge:
 - 2.2.1. the **Client's** beneficial interest in the **Property** under a **Diminishing Musharakah Agreement** dated on or about the date of this **Legal Charge** made between the **Bank** and the **Client**; and
 - 2.2.2. any other interest the **Client** has in the **Property** including any shares in any management or lessor company which are or may be registered in or allotted to the **Client**, together with all rights, easements and privileges belonging to or benefitting the **Property**.
- 3. The **Client** with full title guarantee charges to the **Bank** by way of first fixed charge the rights, proceeds, benefits and authorisations referred to in clause 3.1 of the **Legal Charge Terms and Conditions**.

Bank signature

Signed and delivered as a deed by the Bank on the date indicated above.

Executed as a deed by an an anti-many as attorney for and on behalf of and in the name of Gatehouse Bank Plc in the presence of;

Signature of Attorney

Signature of Witness

Name and address of witness

| Client signature Signed and delivered as a deed by the Client on the date indicated above. | | | | |
|--|--|--|--|--|
| SIGNED as a deed by San Property Services Limited, acting by Mohammed Khayam in the presence of a witness: | Witness signature: | | | |
| Signature: | Witness name: | | | |
| Name: Mohammed Khayam | WATTORD, WD 186PQ Witness occupation: ACCUNTANT | | | |