



**Registration of a Charge**

Company Name: **SAN PROPERTY SERVICES LIMITED**

Company Number: **13296169**



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

XABLHC8H

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**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.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

**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

**Property**: The property known as 255 Whippendell Road, Watford, WD18 7NN, United Kingdom

1. For the purposes of section 2 of the Law of Property (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**.
4. The **Client** agrees to the entry of the following restriction in the proprietorship register of the title to the **Lease** which is, or is required to be, registered at the Land Registry as follows:  
'No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated .....15 August..... 2021.. in favour of Gatehouse Bank plc of The Helicon, One South Place, London EC2M 2RB referred to in the Charges Register.

#### Bank signature

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

Executed as a deed by ..... 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:

Signature: \_\_\_\_\_

Name: Mohammed Khayam

Witness signature: \_\_\_\_\_

Witness name: \_\_\_\_\_

Witness address: \_\_\_\_\_

Witness occupation: \_\_\_\_\_

*[Handwritten signature]*

S. SAMUEL

120 CROXLEY VIEW

WATFORD, WD 18 6PR

ACCOUNTANT