



**Registration of a Charge**

Company Name: **MODA INVEST LIMITED**

Company Number: **05018373**



Received for filing in Electronic Format on the: **21/06/2021**

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**Details of Charge**

Date of creation: **15/06/2021**

Charge code: **0501 8373 0004**

Persons entitled: **KENSINGTON MORTGAGE COMPANY LIMITED**

Brief description: **APARTMENT 120, WORCESTER POINT, CENTRAL STREET, LONDON  
EC1V 8BJ**

**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: **TAYLOR ROSE MW**



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

Company number: 5018373

Charge code: 0501 8373 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th June 2021 and created by MODA INVEST LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st June 2021 .

Given at Companies House, Cardiff on 22nd June 2021

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

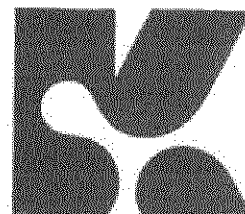


**Companies House**



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

# MORTGAGE DEED



**Kensington**

This Mortgage Deed is made on the Date between the Borrower(s) and the Company.  
All capitalised terms in this Deed have the meaning given to them in the Kensington Mortgage Conditions 2020 Ref KMC20 (the **Mortgage Conditions**) unless otherwise defined.

Date date)	15 JUNE 2021	(Insert	<b>Mortgage Conditions</b> Kensington Mortgage Company Limited Mortgage Conditions 2020 (the " <b>Mortgage Conditions</b> ")
<b>Lender</b>	Kensington Mortgage Company Limited (Company number: 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead, SL6 3QQ and its successors and assigns including any legal and/or equitable assignee of this Mortgage Deed whether by way of security only and those deriving title under it or them (" <b>we</b> " or " <b>us</b> " or " <b>our</b> ")		
<b>Property</b>	<b>Property:</b> Freehold/Leasehold land being:  <b>Apartment 120, Worcester Point, Central Street, London EC1V 8BJ</b>  Registered at the Land Registry with Title Number(s):  <b>AGL275677 and AGL275781</b>  and shown edged on the plan filed with the Land Registry under the same Title Number  (the " <b>Property</b> ")		
<b>Mortgagor</b>	<b>Name of company:</b> <b>Moda Invest Limited</b> a limited liability company incorporated under the Companies Act in England and Wales with Company Number: <b>05018373</b> having its registered office at: <b>59a Derby Street, Manchester, M8 8HW</b>  (" <b>you</b> " or " <b>your</b> ")		

1. This Mortgage Deed incorporates the Mortgage Conditions. You agree to be bound by the Mortgage Conditions and the Mortgage Offer. You confirm that you have received a copy of the Mortgage Conditions.
2. You charge the Property with full title guarantee by way of a legal mortgage as continuing security for the payment of the loan (as defined in the Mortgage Conditions) and any other amount you owe us under any other agreement we have (or will have) with you while we still have security over the property (in accordance with condition 11.1 of the Mortgage Conditions).
3. This Mortgage Deed secures further loans (that is, other loans that we make to you at a later date) but does not oblige us to make further loans.

Form of charge filed at H M Land Registry under reference MD682M

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited. Registered in England & Wales. Company No. 03049877. Registered address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 310336). Some investment mortgage contracts are not regulated by the FCA.

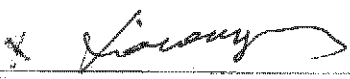

4. You apply to the Land Registry for the following restriction to be registered in the Proprietorship Register of the title to the property:  
 "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated **15 JUNE 2021** in favour of Kensington Mortgage Company Limited (Company number: 3049877) referred to in the charges register."
5. This Mortgage Deed and our agreement with you are governed by the law of England and Wales.

**Warning:**

**Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.**

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower.

You should obtain legal advice before you sign this Mortgage Deed.

<p><b>Executed as a deed by:</b></p> <p>(name of executing company)</p> <p><b>Acting by:</b></p> <p>(name of director)</p> <p>(signature of director)</p> <p><b>In the presence of:</b></p> <p>(witness signature)</p> <p>(witness address)</p> <p>(witness occupation)</p>	<p><b>ALTERNATIVELY</b></p> <p><b>Executed as a deed by:</b></p> <p><b>Moda Invest Limited</b></p> <p>(name of executing company)</p> <p><b>Acting by:</b></p> <p><b>WENYONG XIE</b></p> <p>(name of director)</p> <p></p> <p>(signature of director)</p> <p><b>And:</b></p> <p><b>XIU RONG PAN</b></p> <p>(name of director/secretary)</p> <p></p> <p>(signature of director/secretary)</p>
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