



Registration of a Charge

Company name: **AJALA PROPERTIES LTD**

Company number: **10788955**



X76MLC3D

Received for Electronic Filing: **24/05/2018**

Details of Charge

Date of creation: **11/05/2018**

Charge code: **1078 8955 0009**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 15 WATFORD STREET, STOKE-ON-TRENT, ST4 2EW**

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: **LESTER ALDRIDGE LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10788955

Charge code: 1078 8955 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th May 2018 and created by AJALA PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th May 2018 .

Given at Companies House, Cardiff on 26th May 2018

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 (Corporate)	
Account Number: Y0000027635	Date: 11 th May 2018
Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ	
Mortgage Conditions: The Aldermore Bank PLC Commercial Mortgage Conditions 2011	
Full Name(s) of Chargor(s): Ajala Properties Ltd (Company no. 10788955) Whose Registered Address is Unit 312, 153-159 Bow Road, London, Middlesex, E3 2SE	
Property:	15 Watford Street Stoke - On - Trent ST4 2EW
Title No:	SF105265 LA
<p>1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.</p> <p>2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions).</p> <p>3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.</p> <p>4. This Charge secures further advances but the Lender is not obliged to make further advances.</p> <p>5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions.</p> <p>6. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "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 (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register".</p>	
Executed as a Deed by the Chargor acting by:	
Director Benjamin Ajala	Director/Secretary
In the presence of:	
Witness signature Lakeo	
Name Joshua Akinbohun	
Address Flat 2, Harcourt House, Albion Avenue, SW8 2AB	
Signed as a Deed on behalf of the Chargor a company incorporated in UNITED KINGDOM	
by Benjamin Ajala	and
being (a) person(s) who in accordance with the laws of that territory (is)(are) acting under the authority of the Chargor	
Authorised Signatory Benjamin Ajala	Authorised Signatory
Signed as a Deed by Benjamin Ajala	on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226K.