



Registration of a Charge

Company Name:**123 PROPERTIES LTD**Company Number:**11029864**

Received for filing in Electronic Format on the: **01/07/2021**

Details of Charge

- Date of creation: 28/06/2021
- Charge code: **1102 9864 0007**
- Persons entitled: THE MORTGAGE WORKS (UK) PLC
- Brief description: FREEHOLD PROPERTY KNOWN AS 72 WARWICK STREET MIDDLESBROUGH TS1 4PA REGISTERED WITH TITLE NUMBER TES8486
 - 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: MATTHEW MAIDEN



XA7TLTY8



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11029864

Charge code: 1102 9864 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th June 2021 and created by 123 PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st July 2021.

Given at Companies House, Cardiff on 2nd July 2021

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





	Date: 281 2021 Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW
	Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856
	Registered in England, Registered Number 02222856
	I Kedistered Unice: Nationwide House, Pipers Way, Swindon, Wiltchirp, SN38 1NW
	Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018
	Borrower: 123 PRCABETIES LIMITERS
	Property: 72 WARWICK STREE TITLE No: TES 8486
	MIDUENCROUGH TSI 4PA
	1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower
	hereby acknowledges.
	2 The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):
	2.1 by way of first legal mortgage the Property.
	2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
	2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
	2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge. (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
	2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
	2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions
	3. This Charge secures further advances.
	4. The Borrower 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 The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions
	IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.
	ar bereiten bereiten. Auf bereiten bereiten aus einen eine eine gesteren einen einen eine einen bereiten eine bereiten eine eine eine
	ne er en andere in de la strander ander de strander in de er state er state ander in er er er er er er state i Recentarie er transferent er betre er transferent in finde er andere er
	and a start of the start of t
Fo	xm of charge filed at HM Land Registry under reference MD842S
an an an Arain. An an Arainn an Arainn	د ما تا می از می م ^ا ند. می از در مینیند. می داد تا می تا تا می تا از مصل ماریخا در از ماندار از ماریخا از از مانین می در از مانینمی می ما ^{ریخار} تا می محصیل می محصل می ماریخا می را
	rie en la terre de la companya de la construction de la construction de la Charles de la construction de la co En esta de la construction de la con

SIGNED as a deed by the)	
BORROWER in the presence of:-)	والمراجع المستقد والمنافع
Witness signature	an an an an an tao 1990. Na h-1990 an an tao 1990 an	
Printed Name :		
Address		
SIGNED as a deed by the BORROWER in the presence of:-	;	
Witness signature :		
Printed Name :		
Address :		
COMPANIES: EXECUTED as a Deed by the BORROWER acting by a director and	, Mrz	(HOWARD CHINPLAN) Director
its secretary or two directors or by a director in the presence of a witness:		Director/Secretary
Witness	Signature	K. Rogers.
	Name (in BLOCK	KHUSHALEE ROJGOR
الم من من المراجع من من المراجع المراجع من من المراجع المراجع المراجع المراجع المراجع . المراجع المراجع	CAPITALS)	
		4 ASH ROAD, CHIG WED
	Address	IGI 4GH
ixecuted as a deed by		
company incorporated in		
and the second		and a second
icting by		
who, in accordance with the laws of that territory.		المراجع المراجع المراجع المراجع المراجع المراجع المراجع
who, in accordance with the laws of that territory.		
who, in accordance with the laws of that territory, is][are] acling under the authority of the company.		
who, in accordance with the laws of that territory, is][are] acling under the authority of the company.		
who, in accordance with the laws of that territory. is[[are] acting under the authority of the company. ilgnature in the name of the company		
who, in accordance with the laws of that territory, is][are] acling under the authority of the company. isgnature in the name of the company isgnature of withorised (signatory][signatories]		
who, in accordance with the laws of that territory, is][are] acling under the authority of the company. ignature in the name of the company ignature of uthorised (signatory][signatories] xecuted as a deed by affixing the common		
who, in accordance with the laws of that territory, is][are] acling under the authority of the company. ignature in the name of the company ignature of uthorised (signatory][signatories] xecuted as a deed by affixing the common)) Director	
who, in accordance with the laws of that territory, is][are] acling under the authority of the company. ilgnature in the name of the company ilgnature of withorised (signatory][signatories] ixecuted as a deed by affixing the common		
who, in accordance with the laws of that territory, is][are] acling under the authority of the company. ilgnature in the name of the company ilgnature of withorised (signatory][signatories] ixecuted as a deed by affixing the common)) Director Director/Secretary:	
who, in accordance with the laws of that territory is][are] acling under the authority of the company. ilgnature in the name of the company ilgnature of authorised (signatory][signatories] ixecuted as a deed by affixing the common eal of the BORROWER in the presence of:		
who, in accordance with the laws of that territory is][are] acling under the authority of the company. ilgnature in the name of the company ilgnature of withorsed (signatory][signatories] executed as a deed by affixing the common eal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the		LLP member
who, in accordance with the laws of that territory is][are] acling under the authority of the company. is]gnature in the name of the company isgnature of withorsed (signatory][signatories] executed as a deed by affixing the common eat of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated		LLP member
who, in accordance with the laws of that territory is][are] acting under the authority of the company. ignature in the name of the company ignature of uthorised (signatory][signatories] xecuted as a deed by affixing the common and of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member		
who, in accordance with the laws of that territory is][are] acling under the authority of the company. ignature in the name of the company ignature of uthorsed (signatory][signatories] xecuted as a deed by affixing the common eai of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness:	Director/Secretary:	LLP member
who, in accordance with the laws of that territory is][are] acling under the authority of the company. ignature in the name of the company ignature of uthorsed (signatory][signatories] xecuted as a deed by affixing the common eai of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness:		LLP member
acting by who, in accordance with the laws of that territory, is][are] acting under the authority of the company. is][are] acting under the authority of the company. is][are] acting under the authority of the company. is][are] acting is][are] is][are] acting is][are] is][are] acting is][are] is][are] acting by affixing the common eal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness: Witness	Director/Secretary:))	LLP member
who, in accordance with the laws of that territory is][are] acling under the authority of the company. Signature in the name of the company signature of withorsed (signatory][signatories] ixecuited as a deed by affixing the common eal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness:	Director/Secretary:)) Signature Name (in BLOCK	LLP member

The second second