



Registration of a Charge

Company name: **JOHAL BAINS PROPERTY INVESTMENTS LIMITED**

Company number: **11322109**



X9HYDHZ7

Received for Electronic Filing: **16/11/2020**

Details of Charge

Date of creation: **13/11/2020**

Charge code: **1132 2109 0004**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **FIRST LEGAL CHARGE OVER 19 CALVERT ROAD, SHEFFIELD, S9 5EU**
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, SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006, THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **JILL EDDISON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11322109

Charge code: 1132 2109 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th November 2020 and created by JOHAL BAINS PROPERTY INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th November 2020 .

Given at Companies House, Cardiff on 17th November 2020

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



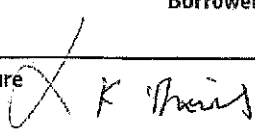
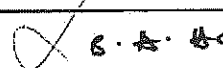
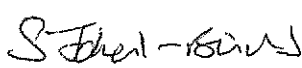
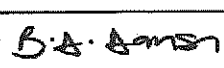
THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Mortgage Deed

Date: 13th November 2020	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
Mortgage Conditions: The Company's Mortgage Conditions 2009	
Borrower: JOHAL BAINS PROPERTY INVESTMENTS LIMITED	
Property: 19 CAWERT ROAD SHEFFIELD	Title No: SYK126589

- This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower. The Borrower hereby acknowledges receipt of:-
 - the advance (as defined in the Mortgage Conditions) or where the advance is made in instalments the first instalment of the advance; and
 - a copy of the Mortgage Conditions and confirms that he has read and understands them.
- The Borrower with full title guarantee charges to the Company with the payment of all moneys payable by the Borrower to the Company under the Mortgage Conditions:-
 - by way of legal mortgage the Property.
 - by way of fixed charge all shares rights benefit and advantages at any time arising and/or vested in the Borrower in:-
 - any residents' or management company connected with the Property;
 - any company in which the reversion immediately expectant upon the determination of the term created by any lease under which the Property is held is vested.
 - by way of mortgage the benefit of the landlord to and in the occupation leases (as defined in the Mortgage Conditions) and the rents (as defined in the Mortgage Conditions) together with the benefit of any guarantees, indemnities, rent deposits or other security held from time to time in respect of any of the occupation leases provided that nothing in this subclause shall constitute the Company as mortgagee in possession.
- This Charge secures further advances.
- The Borrower hereby applies to the Registrar to enter the following restriction against the title referred to above:
 "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 4.9 of the Mortgage Conditions.

Signed as a deed by the Borrower in the presence of the Witness.

Borrower	Witness (signature, name and address) (each Borrower's signature must be separately witnessed)
Signature 	Signature  Name/Address BETHAN HARRISON Best Solicitors Broughton House 48 West Street Sheffield S1 4EX
Signature 	Signature  Name/Address BETHAN HARRISON Best Solicitors Broughton House 48 West Street Sheffield S1 4EX
Signature	Signature Name/Address Best Solicitors Broughton House 48 West Street Sheffield S1 4EX