



**Registration of a Charge**

Company Name: **IZAK INVESTMENT LIMITED**

Company Number: **11574252**



XBJBUY95

Received for filing in Electronic Format on the: **21/12/2022**

**Details of Charge**

Date of creation: **16/12/2022**

Charge code: **1157 4252 0002**

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

Brief description: **ALL THAT LEASEHOLD PROPERTY KNOWN AS 11 NEWHAVEN CLOSE,  
BIRMINGHAM B7 5AD AND REGISTERED AT HM LAND REGISTRY UNDER  
TITLE NUMBER WM850918**

**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: **ADEELA ALI**



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

Company number: 11574252

Charge code: 1157 4252 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th December 2022 and created by IZAK INVESTMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st December 2022 .

Given at Companies House, Cardiff on 23rd December 2022

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**

# Standard BTL Mortgage Deed

<b>Date:</b> 16/12/22	
<b>Company:</b> The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
<b>Mortgage Conditions:</b> The Company's Standard BTL Mortgage Conditions 2018	
<b>Borrower:</b> Izak Investment Limited 11574252	
<b>Property:</b> 11 NEWHAVEN CLOSE BIRMINGHAM, B7 5AD	<b>Title No:</b> WM850918

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.

I certify this to be a true and exact copy of the original

Dated 20/12/22 Signed A. Hanif  
Name ANNICKA HANIF Status PARALEGAL

Talbots Law, Seymour House, 15a Frederick Road, Edgbaston, Birmingham, B15 1JD.

**SIGNED as a deed by the  
BORROWER in the presence of:-**

Witness signature :

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  
its secretary or two directors or by a  
director in the presence of a witness:**

Director

Director/Secretary

Witness	Signature	
	Name (in BLOCK CAPITALS)	ZARA RAFIQ
	Address	SEYMOUR HOUSE 59 FREDERICK ROAD BIRMINGHAM B15 1JD

**Executed as a deed by  
a company incorporated in  
acting by**  
who, in accordance with the laws of that territory,  
[is][are] acting under the authority of the company.

**Signature in the name of the company**

**Signature of**

Authorised [signatory][signatories]

**Executed as a deed by affixing the common  
seal of the BORROWER in the presence of:**

Director:

Director/Secretary:

**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

LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	