



Registration of a Charge

Company name: **ELITE INVESTOR GROUP LTD**

Company number: **11588890**



XA1J9T16

Received for Electronic Filing: **01/04/2021**

Details of Charge

Date of creation: **01/04/2021**

Charge code: **1158 8890 0003**

Persons entitled: **BRIDGECO LIMITED**

Brief description: **10 CLAIR STREET, WAKEFIELD, WF1 4DS TITLE NUMBER: WYK18692
FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

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: **SIMON COLE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11588890

Charge code: 1158 8890 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st April 2021 and created by ELITE INVESTOR GROUP LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st April 2021 .

Given at Companies House, Cardiff on 6th April 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 – Corporate

This Legal Charge is made on the Date between the Mortgagor(s) and the Lender

Date:	11/4/21
Lender:	BRIDGECO LIMITED (Company Number: 06629989) whose registered office is at 33 Holborn, London, EC1N 2HT.
Borrower:	ELITE INVESTOR GROUP LTD (Company Number: 11588890) whose registered address is 9 Weavers House East Street Mills, East Street, Leeds, England, LS9 8EP
Mortgagor(s):	ELITE INVESTOR GROUP LTD (Company Number: 11588890) whose registered address is 9 Weavers House East Street Mills, East Street, Leeds, England, LS9 8EP
Property:	10 St Clair Street, Wakefield, WF1 4DS (1st Charge)
Title Numbers:	WYK18692

The Mortgagor named above, as continuing security for the payment of the Secured Liabilities, hereby:

- 1 With full title guarantee:
 - a. charges the Property mentioned above as legal owner by way of legal mortgage in favour of the Lender;
 - b. charges and (subject to redemption) assigns all the Related Rights to the Lender; and
 - c. (where the Mortgagor is a company) charges in favour of the Lender by way of first floating charge the whole of the Mortgagor's undertaking and all its present or future property and assets.
- 2 Agrees that this Legal Charge is capable of securing further advances and re-advances.
- 3 Applies to the Chief Land Registrar for the following restriction to be entered in the proprietorship register of any registered land forming part of the Property:

"No disposition of the registered estate by the proprietor(s) of the registered estate, or by the proprietor of any future charge not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 11/4/2021 in favour of Bridgeco Limited referred to in the charges register".
- 4 Agrees to and is bound by the Conditions.
- 5 Acknowledges that the Conditions shall be deemed to be incorporated herein and that they have received a copy of the Conditions and read their terms.
- 6 Agrees that to the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property.
- 7 Agrees that the Lender may at any time on notice to the Mortgagor convert the floating charge referred to in Clause 1(c) into a fixed charge as regards all or any asset specified in such notice. Additionally, the said floating charge will automatically convert into a fixed charge upon the occurrence of an Enforcement Event.

NOTE:

- 1** The Conditions mentioned above are the OCTOPUS PROPERTY LENDING AND MORTGAGE CONDITIONS CLMC0317 **THESE SHOULD BE GIVEN TO YOU BEFORE YOU SIGN THIS MORTGAGE. IF THEY HAVE NOT BEEN, DON'T SIGN THIS MORTGAGE.**
- 2** The Secured Liabilities are the liabilities which are secured by this mortgage and are defined in the Conditions.

Executed and delivered as a **DEED** by
ELITE INVESTOR GROUP LTD acting by two directors:

.....
Signature of director

.....
Signature of director

SIGNED on behalf of Bridgeco Limited