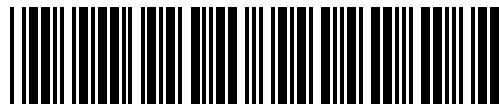




Registration of a Charge

Company Name: **ELITE INVESTOR GROUP LTD**

Company Number: **11588890**



XAIFXVZZ

Received for filing in Electronic Format on the: **01/12/2021**

Details of Charge

Date of creation: **30/11/2021**

Charge code: **1158 8890 0006**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **36 WOODSIDE PLACE, LEEDS, LS4 2QU**

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: **LIGHTFOOTS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11588890

Charge code: 1158 8890 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th November 2021 and created by ELITE INVESTOR GROUP LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st December 2021 .

Given at Companies House, Cardiff on 2nd December 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

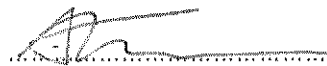
IMPORTANT NOTICE: THIS IS A FORMAL DOCUMENT CREATING LEGAL RIGHTS AND OBLIGATIONS. WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER INDEPENDENT LEGAL ADVISER BEFORE EXECUTING THIS DOCUMENT

Date: 30 th November 2021	Loan ref: 807048
We are: Castle Trust Capital plc (Company No. 07454474), whose registered office is 10 Norwich Street, London, EC4A 1BD which includes our successors and assignees.	
You are: Elite Investor Group Ltd	
Property: means the property known as 36 Woodside Place, Leeds, LS4 2QU registered at H.M. Land Registry under Title Number	
Conditions: are the Castle Trust TermTen Serviced (Buy To Let) Mortgage Terms and Conditions Version 1..	
We includes "us" and "our". You includes "yourself" and "your".	

EXECUTED as a DEED by

Elite Investor Group Ltd

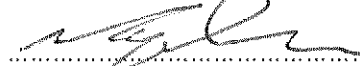
acting by


(Signature)

ANDREW THOMAS, a director
(Print name)


Elite Investor Group Ltd

acting by


(Signature)

MARYAM OSMAN, a director
(Print name)

in the presence of:


(Witness Signature)

Witness Full Name:
(in BLOCK CAPITALS)

JAMES SCARR


Witness Address:

37 SEDBERGH PARK
ILKLEY
LS29 8SZ

Witness Occupation:

STRATEGY MANAGER

in the presence of:


(Witness Signature)

Witness Full Name:
(in BLOCK CAPITALS)

JAMES SCARR

Witness Address:

37 SEDBERGH PARK
ILKLEY
LS29 8SZ

Witness Occupation:

STRATEGY MANAGER

Form of charge filed at H.M. Land Registry under reference MD1511X

Castle Trust Bank PO Box 6966 Basingstoke RG24 4XF Tel: 0345 241 3079* www.castletrust.co.uk

Castle Trust Bank means Castle Trust Capital plc, a company incorporated in England and Wales with company number 07454474 and registered office at 10 Norwich Street, London, EC4A 1BD. Castle Trust Capital plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, under reference number 541910. Buy to Let is not regulated by the Financial Conduct Authority or the Prudential Regulation Authority.

*You will incur the same call costs as if you were calling an 01 or 02 landline, which are often included in your monthly allowance. Calls are recorded for training and monitoring purposes.

807048 MD_LTD 20211026 154821

- 1 This Mortgage incorporates the Conditions and you acknowledge that you have received a copy of the Conditions and the Agreement. This is the Mortgage Deed (the "Mortgage") referred to in the Agreement and Conditions.
- 2 Should you wish to repay this mortgage early, we may have the right to impose an early repayment charge. The early repayment charges that will apply are set out in clause 5 of the Conditions and in the Agreement.
- 3 You hereby undertake to pay to us all sums due and that may become due by you to us.
- 4 You charge with full title guarantee as security for all sums due and that may become due by you to us:
 - 4.1 by way of legal mortgage over the Property;
 - 4.2 by way of fixed charge all buildings and other structures on, and items fixed to, the Property; and
 - 4.3 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property.
- 5 You apply to the Chief Land Registrar to enter a restriction on the register of title to the Property to the effect that 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 ____/____/____ in favour of Castle Trust Capital plc referred to in the charges register.
- 6 This Mortgage shall take effect as a deed.
- 7 A person who is not a party to this Mortgage shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Mortgage. This Clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.
- 8 This Mortgage shall be governed by and construed in accordance with English Law.