



Registration of a Charge

Company Name: **BOS PROPERTY SERVICES LIMITED**

Company Number: **13390224**



Received for filing in Electronic Format on the: **26/11/2021**

XAI2FR1F

Details of Charge

Date of creation: **25/11/2021**

Charge code: **1339 0224 0001**

Persons entitled: **PEPPER MONEY LIMITED**

Brief description: **FLAT 2, 14 BRIGHTON ROAD, PURLEY CR8 3AA**

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: **ANNIE LE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13390224

Charge code: 1339 0224 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th November 2021 and created by BOS PROPERTY SERVICES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th November 2021 .

Given at Companies House, Cardiff on 29th November 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

Date 25 th November 2021	
We and us (the Lender) Pepper Money Limited (trading as Pepper Money) of Harman House, 1 George Street, Uxbridge, London, UB8 1QQ (Registration No. 11279253) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the Mortgage Documents (including as a result of a Transfer , a merger or consolidation with another person, a take-over and/or a group reorganisation).	
You (the Borrower(s)): BOS Property Services Limited 6 Selcroft Road, Purley, CR8 1AD, United Kingdom Registration No. (if applicable): 13390224	
Property: 2, 14 Brighton Road, Purley, United Kingdom Postcode: CR8 3AA and includes existing and future fixtures, fittings, alterations and additions.	
	Title Number: SGL717425
Mortgage Conditions: Pepper Money General Mortgage Conditions 2019 (Version 1.0) England and Wales (as amended, varied or replaced from time to time).	

- 1 This **Mortgage Deed** incorporates the **Mortgage Conditions** and the **Mortgage Offer**, copies of which **you** acknowledge having received and with which **you** agree to comply.
- 2 **You** charge to **us** with full title guarantee and as a continuing security for the payment, performance, and discharge of the **Total Debt**:
 - (a) all your respective title to, interests and rights in the **Property** (including the proceeds of sale of the **Property**) by way of legal mortgage; and
 - (b) the **Other Rights** by way of fixed charge.
- 3 This **Mortgage Deed** secures further advances but does not oblige **us** to make further advances to **you**.
- 4 **You** apply to the Chief Land Registrar for the entry on the Register at the Land Registry a restriction against the title to the **Property** 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 25th November 2021 in favour of Pepper Money Limited referred to in the charges register.
- 5 This **Mortgage Deed**, and any non-contractual aspects arising in connection with it, are governed by English law.

Form of charge filed at HM Land Registry under reference: MD1561F

This is an important legal document.

If you sign this document you will be legally bound by the **Mortgage Documents**. We will be entitled to enforce our rights against you and the **Property** if you fail to comply with your obligations under the **Mortgage Documents**.

Please note that brokers, other intermediaries or persons who may have introduced you to us and/or provided you with assistance, advice or other services in connection with your mortgage **Loan** are not our agents and have no authority from us to make representations as to the effect of the **Mortgage Documents**, your liabilities under them or their suitability for you. No one other than a member of our staff has any authority to provide you with information on our behalf to you about the **Mortgage Documents**.


Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **Mortgage Documents**. Therefore, you must not rely upon any of that superseded information.


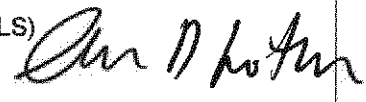
You should not sign this document unless: you have read and understood the **Mortgage Documents**, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the **Mortgage Documents**.

IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.

Executed and delivered as a deed by each of you on the Date stated at the start of this **Mortgage Deed** as follows:

Each signature to be separately witnessed but the witness can be the same person. Each witness must be over 18 years, not be a Borrower or a guarantor, and not be a relative of a Borrower or a guarantor, and not reside in the Property.

Executed by the Borrower as follows: acting by one of its directors: Name: OLATIAN ATOKE CHRISTINE SHORUNA (IN BLOCK CAPITALS) Signature:  Position: Director	and another of its directors or its secretary: Name: (IN BLOCK CAPITALS) Signature: Position: Director/Company Secretary
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Executed by the Borrower as follows: acting by a director: Name: BABATUNDE SHORUNA (IN BLOCK CAPITALS) Signature:  Position: Director	in the presence of the following witness: Witness Name: CHARLES D. GUTHRIE (IN BLOCK CAPITALS) Witness Signature:  Witness Address: Golden Cross House 8 Duncannon Street, London WC2N 4JF
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x Solicitor
SRA no
309713

**Executed as a Deed by affixing the
common seal of BOS Property Services
Limited :**

Common seal:

In the presence of the following:

Name:

(IN BLOCK CAPITALS)

Signature:

Position: Director

Name:

(IN BLOCK CAPITALS)

Signature:

Position: Director/Company Secretary