



Registration of a Charge

Company Name: **CGA PROPERTY LIMITED**

Company Number: **13826219**



Received for filing in Electronic Format on the: **09/06/2022**

XB5TU37U

Details of Charge

Date of creation: **31/05/2022**

Charge code: **1382 6219 0001**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **130B PALMERSTON ROAD, LONDON, N22 8RD REGISTERED WITH
LEASEHOLD INTEREST ABSOLUTE UNDER TITLE NUMBER AGL562941**

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: **JASON KING**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13826219

Charge code: 1382 6219 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st May 2022 and created by CGA PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th June 2022 .

Given at Companies House, Cardiff on 13th June 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**

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:	31 st May 2022	Loan ref:	807460
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:	CGA Property Limited		
Property:	means the property known as 130B Palmerston Road, London, N22 8RD registered at H.M. Land Registry under Title Number <u>AGL562941</u>		
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

Cga Property Limited

acting by

J Campbell
(Signature)

JANET CAMPBELL a director
(Print name)

Cga Property Limited

acting by

J Campbell
(Signature)

JANET CAMPBELL a director
(Print name)

in the presence of:

[Signature]
(Witness Signature)

Witness Full Name: RUDDOLPH SINCLAIR
(in BLOCK CAPITALS)

Witness Address: 53 TRURO ROAD
LONDON
N22 8EH

Witness Occupation: DESIGNER

in the presence of:

[Signature]
(Witness Signature)

Witness Full Name: RUDDOLPH SINCLAIR
(in BLOCK CAPITALS)

Witness Address: 53 TRURO ROAD
LONDON
N22 8EH

Witness Occupation: DESIGNER

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

Castle Trust Bank PO Box 6066 Basingstoke RG24 1XF Tel: 0345 241 3079 www.castletrustbank.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 on 01 or 02 numbers, which are all at a cost to you in your monthly allowance. Calls are recorded for security and monitoring purposes.

807460 MD LTT 20/5/2022 11:00

- 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 31 / 05 / 2022 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.