



Registration of a Charge

Company Name: **LJ & KEAT PROPERTIES LIMITED**

Company Number: **08946556**



XCDB1E76

Received for filing in Electronic Format on the: **02/10/2023**

Details of Charge

Date of creation: **29/09/2023**

Charge code: **0894 6556 0016**

Persons entitled: **LANDBAY PARTNERS LIMITED**

Brief description: **63 GRAFTON STREET, CASTLEFORD, WF10 4NX**

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: **AQIB ALI**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8946556

Charge code: 0894 6556 0016

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th September 2023 and created by LJ & KEAT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd October 2023 .

Given at Companies House, Cardiff on 4th October 2023

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**

BUY TO LET MORTGAGE DEED (COMPANY BORROWER)Date: 29/09/2023

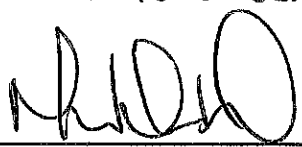

Case reference: M001425609

We/Us (the Lender):	The Mortgage Lender Limited, a company incorporated under the Companies Acts in England and Wales with registered number 09280057 and having its registered office at : Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE.
You:	LJ & Keat Properties Limited
Your Registered Number:	08946556
Your Registered Office:	17 Ropergate, Pontefract, WF8 1LL
Mortgage Terms and Conditions:	Buy to Let Mortgage Terms and Conditions August 2021
Property:	63 Grafton Street, Castleford, WF10 4NX
Title number:	WYK317637

1. This mortgage incorporates the terms and conditions set out in the Offer and the Mortgage Terms and Conditions. You confirm that You have received each of these documents and You have read and understand them. Words defined in the Mortgage Terms and Conditions have the same meaning in this mortgage unless they are given a different meaning in this mortgage.
2. You agree to comply with the terms and conditions set out in the Offer and the Mortgage Terms and Conditions.
3. You charge the Property with full title guarantee, together with all Your respective interests and rights in the Property and in the proceeds of sale of the Property, by way of a legal mortgage and as continuing security with the repayment of all monies payable by You to Us on any account whatsoever and the performance of all other obligations at any time owed by You to Us.
4. This charge secures all further advances and we may apply to the Registrar for a note to be entered on the register to that effect.
5. You apply to the Registrar to enter the following restriction against the title referred to above: "No disposition of the registered estate by the proprietor of the registered estate is to be registered without the written consent signed by the proprietor for the time being of the Charge dated _____ in favour of The Mortgage Lender Limited referred to in the Charges Register."
6. We and You agree that this document may be destroyed at any time after it has been electronically scanned and registered by HM Land Registry. An official copy issued by HM Land Registry will then be acceptable as evidence for all purposes as if it were the original.
7. Reference to We and to Us includes anyone to whom We transfer, or who has the benefit of, this mortgage or any part of it at the time.

Form of Charge filed at The Land Registry under reference MD1469G

Executed as a deed by you acting by:

Director Name: MARTYN WOOLFORD Signature: 	Director/Secretary Name: Signature:
In the presence of: Witness Name (in BLOCK CAPITALS) Witness Signature SEAN HUBY 	Address 41 SOUTHGATE PONTEFRACT WF8 1LN