



**Registration of a Charge**

Company Name: **SUV600 LTD**

Company Number: **09164193**



XB9N3QPD

Received for filing in Electronic Format on the: **03/08/2022**

**Details of Charge**

Date of creation: **29/07/2022**

Charge code: **0916 4193 0003**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **ADDRESS OF PROPERTY THE COTTAGE, WESTCOURT LANE,  
GRAVESEND, DA12 2NA REGISTERED LAND TITLE NUMBER(S) TT35178**

**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 SAVE FOR MATERIAL REDACTED PURSUANT  
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC  
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION  
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL  
INSTRUMENT.**

Certified by: **GLOVERS SOLICITORS LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 9164193

Charge code: 0916 4193 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th July 2022 and created by SUV600 LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd August 2022 .

Given at Companies House, Cardiff on 5th August 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**

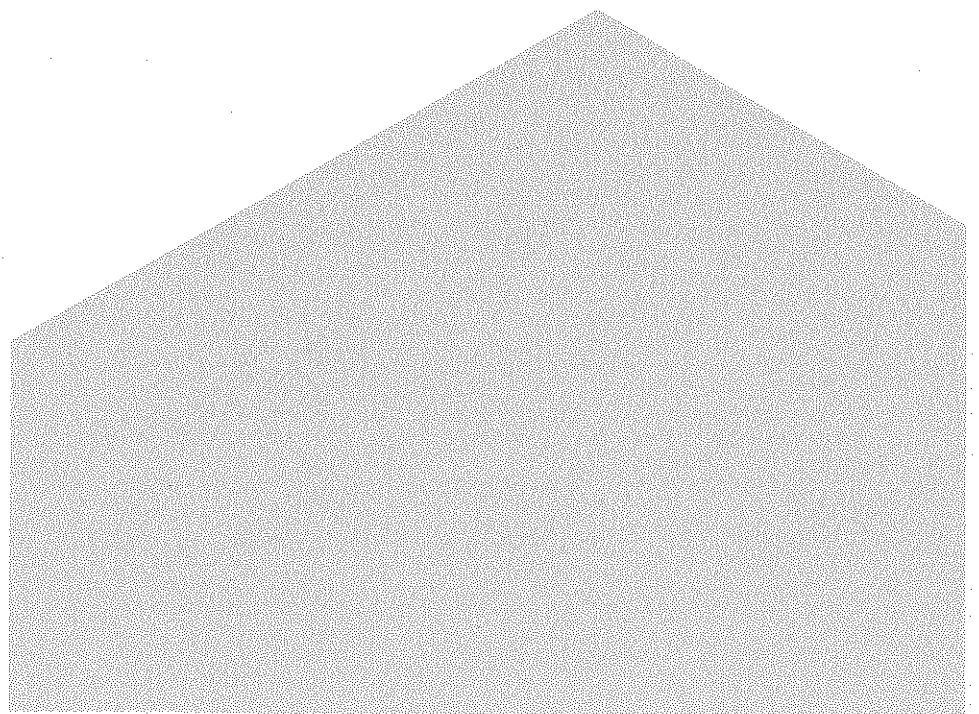


**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**



# **LendInvest Mortgage Deed**

England & Wales (Bridge Finance)



**THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.**

Legal mortgage made on 29<sup>th</sup> day of July 2022.

By this legal mortgage made by you:

**BOX A (Borrower details)**

**SUV600 LTD**  
whose registered office is  
20 Market Place, Kingston Upon Thames, Surrey, KT1 1JP  
with registered number  
09164193

in favour of us, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Property* to secure your liabilities to the *Secured Parties* on the terms which appear in this *Mortgage Deed* (including the *Mortgage Conditions*).

**BOX B (Description of the freehold/leasehold property to be mortgaged)**

**Address of Property**

The Cottage, Westcourt Lane, Gravesend, DA12 2NA

**Registered Land**

**Title Number(s)**

TT35178

**Unregistered land**

**The Property is comprised in the following deed(s):**

Date	Description of deed(s)	Parties
N/A	N/A	N/A

- (1) This *Mortgage Deed* incorporates the General Mortgage Conditions (2017) (the **Mortgage Conditions**). You acknowledge that you have received a copy of the Mortgage Conditions and agree that you will observe and perform them.
- (2) Terms in italics used in this *Mortgage Deed* are defined in or, as applicable, interpreted in accordance with, the Mortgage Conditions.
- (3) You undertake to pay us, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
  - (A) you charge to us:
    - (i) by way of legal mortgage, the *Property*;
    - (ii) by way of fixed charge to the extent not effectively assigned under sub-paragraph (4)(B) below:
      - (a) all your *Insurance Policy Rights*;
      - (b) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*;
      - (c) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*; and
    - (iii) by way of fixed charge all *Authorisations* and all rights in connection with those *Authorisations*;
  - (B) you assign to us absolutely (subject to such rights being re-assigned to you at the end of the *Security Period*):
    - (i) all of your *Insurance Policy Rights*;
    - (ii) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*; and
    - (iii) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*,
- provided that nothing in this sub-paragraph (4)(B) shall constitute us as mortgagee in possession.
- (5) Subject to the terms of the *Mortgage Documents*, the Lender under the applicable *Loan Agreement* is under an obligation to make further advances in accordance with Section D of the Mortgage Conditions and LendInvest Security Trustees Limited (as security trustee for the Lender) applies for that obligation to be entered in the register at the Land Registry.
- (6) You consent to an application being made by us to the Land Registry for the following restriction to be registered against the title to the *Property*:



*"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered 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 29 JULY 2022 in favour of LendInvest Security Trustees Limited referred to in the charges register."*

You also consent to us registering any priority arrangements applicable to the Mortgage Deed at the Land Registry which will then be publicly available.

This *Mortgage Deed* has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this *Mortgage Deed*.

**EXECUTION PAGE TO MORTGAGE DEED**

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Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by  
**SUV600 LTD**  
acting by its Director

PERMINDER KANG

Name of Director



Signature of Director

In the presence of a witness:

**WITNESS DECLARATION**

I confirm that I was physically present when  
the person named above signed this deed

Witness signature



Witness name

NOEL CUFFE

Witness address

Judge and Priestley (LLP)  
Juslin House  
6 West Street  
Bromley  
Kent  
BR1 1JN

Witness occupation

SOLICITOR