



Registration of a Charge

Company name: **ALLEGIANCE INVESTMENT LIMITED**

Company number: **10820817**



X78HDBU0

Received for Electronic Filing: **20/06/2018**

Details of Charge

Date of creation: **14/06/2018**

Charge code: **1082 0817 0001**

Persons entitled: **AHLI UNITED BANK (UK) PLC**

Brief description: **172, LINER HOUSE, 3 ROYAL WHARF WALK, LONDON, E16 2SQ**

Contains fixed charge(s).

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: **SOPHIE ROTHWELL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10820817

Charge code: 1082 0817 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th June 2018 and created by ALLEGIANCE INVESTMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th June 2018 .

Given at Companies House, Cardiff on 22nd June 2018

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**

AHLI UNITED BANK (UK) PLC

MORTGAGE SERVICES

35 Portman Square, London W1H 6LR. Telephone 020 7487 6500

MORTGAGE DEED

THIS MORTGAGE DEED is made on the Date between the Borrower and the Bank as follows:

1. In this Mortgage Deed, the following definitions shall apply where the context so admits:

"Bank" Ahli United Bank (UK) PLC of 35 Portman Square, London W1H 6LR and its successors in title and assigns or persons deriving title to this Mortgage Deed under or through it

"Borrower" (1) Allegiance Investment Limited (Co. Regn. No. 10820817 whose registered office is at 1 Hillcrest Road, London, E18 2JL

"Date" 14 JUNE2018

"Mortgage Conditions" the Bank's Mortgage Conditions 2012

"Mortgage Offer" the formal loan offer dated 20 February 2018 and Mortgage Amendment Letter dated 20 March 2018 made in respect of the Property by the Bank to the Borrower including the Mortgage Conditions

"Property" Address :
172, Liner House,
3 Wharf Walk,
London, E16 2SQ

WE HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE ORIGINAL

SOLICITOR Gusant Sandhu

DATED 15 June 2018

CHILD & CHILD
NOVA NORTH 11 BRESSENDEN PLACE
LONDON SW1E 5BY

Administrative Area:
Newham

If registered - Title Number
TGL495409

Quality of Title
Title Absolute

Tenure:
Leasehold

If leasehold- Date of lease:
20 December 2017

Original Parties (1) Oxley Wharf Property 1 Limited
(2) Allegiance Investment Limited

All other defined terms used in this Mortgage Deed shall have the meaning given to them in the Mortgage Conditions.

2. This Mortgage Deed constitutes the "Mortgage" (as defined in the Mortgage Conditions).
3. As a continuing security for the payment and discharge of the Secured Amounts and the performance by the Borrower of its other obligations under this Mortgage Deed, the Borrower with full title guarantee hereby charges to the Bank by way of first legal mortgage the Property, which for these purposes shall include:
 - (a) all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) and fixed plant and machinery which are situated on or form part of the Property at any time;
 - (b) the proceeds of sale of any part of the Property and any other monies paid or payable in respect of, or in connection with, the Property;
 - (c) the benefits of any covenants for title given, or entered into, by any predecessor in title of the Borrower in respect of the Property and any monies paid or payable in respect of those covenants;
 - (d) all rights under any licence, agreement for sale or agreement for lease in respect of the Property; and
 - (e) any other interest of the Borrower whatsoever in the Property.
4. The Borrower covenants with the Bank to observe, perform and comply with its obligations, covenants, conditions, stipulations and agreements in this Mortgage Deed, the Mortgage Offer and the Mortgage Conditions.
5. The Borrower acknowledges that it has received a copy of the Mortgage Offer and the Mortgage Conditions.

6. This Mortgage Deed is intended to secure further advances to the Borrower by the Bank, but the Bank shall not be obliged to make any such advance.
7. The Borrower applies to the Land Registrar for the registration of the following restriction to be registered against the registered title of the Property:

"No disposition of the registered estate by the registered 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 [14 JUNE 2018] in favour of Ahli United Bank (UK) PLC referred to in the charges register."

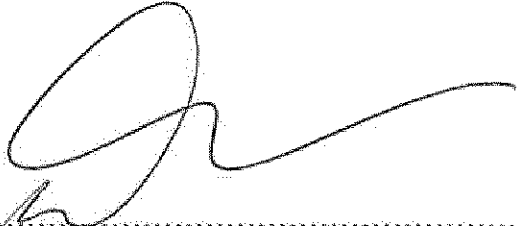
8. No failure or delay by the Bank to exercise any right or remedy provided under this Mortgage Deed or by law shall constitute a waiver of that or any other right or remedy, nor shall it preclude or restrict the further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall preclude or restrict the further exercise of that or any other right or remedy.
9. The rights and remedies of the Bank provided under this Mortgage Deed are in addition to, and not exclusive of, any rights or remedies provided by law.
10. At its own expense the Borrower shall, and shall use all reasonable endeavours to procure that any necessary third party shall, promptly execute such documents and perform such acts as may be required for the purpose of giving full effect to this Mortgage Deed.
11. No variation of this Mortgage Deed shall be effective unless it is in writing and signed by each of the Borrower and Bank (or their respective authorised representatives).
12. If any provision of this Mortgage Deed (or part of any provision) is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of this Mortgage Deed, and the validity and enforceability of the other provisions of this Mortgage Deed shall not be affected.
13. This Mortgage Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with English law.
14. The parties to this Mortgage Deed irrevocably agree that, subject as provided below, the courts of England and Wales shall have the exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Mortgage Deed or its subject matter or formation (including non-contractual disputes or claims). Nothing in this clause shall limit the right of the Bank to take proceedings against the Borrower in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

The Mortgage Offer and Mortgage Conditions are deemed to be incorporated into this Mortgage Deed and should be read carefully, and independent legal advice should be obtained by the Borrower in relation to the same.

IN WITNESS of which this Mortgage Deed has been signed and delivered as a deed by the Borrower on the Date.

Executed as a Deed by
ALLEGIANCE INVESTMENT LIMITED

acting by two directors


.....
Director : WINSTON WING CHEONG MOK
.....
Director : LILY SHU TING WONG

(NB. In the case of Borrowers who are individuals, the signature of each Borrower must be witnessed separately by an adult who is not related to the Borrower and who is not a party to this Deed.)

DISCHARGE

(NB. Applicable only where title to the Property is unregistered)

Ahli United Bank (UK) PLC hereby acknowledges that it has this day received all monies intended to be secured by this Mortgage Deed.

This receipt shall not operate as a transfer.

Dated 20

IN WITNESS whereof the COMMON SEAL
OF AHLI UNITED BANK (UK) PLC
was hereunto affixed in the
presence of: