



Registration of a Charge

Company name: **CHAU PROPERTY LTD**

Company number: **12163251**



X98AMAVV

Received for Electronic Filing: **30/06/2020**

Details of Charge

Date of creation: **19/06/2020**

Charge code: **1216 3251 0003**

Persons entitled: **PEPPER MONEY LIMITED**

Brief description: **121 SELWYN STREET, LEIGH, UNITED KINGDOM, WN7 1RS,
REGISTERED UNDER TITLE NUMBER GM82210.**

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: **PROPERTY LEGAL (MANCHESTER) LIMITED**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12163251

Charge code: 1216 3251 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th June 2020 and created by CHAU PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th June 2020 .

Given at Companies House, Cardiff on 1st July 2020

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 19/06/2020	
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)): Chau Property Ltd 9 Delaney Way, Salford, M7 1BL, United Kingdom Registration No. (if applicable): 12163251	
Property: 121 Selwyn Street, Leigh, United Kingdom Postcode: WN7 1RS and includes existing and future fixtures, fittings, alterations and additions.	
	Title Number: GM82210.
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 19/06/2020 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:	and another of its directors or its secretary:
Name:	Name:
(IN BLOCK CAPITALS)	(IN BLOCK CAPITALS)
Signature:	Signature:
Position: Director	Position: Director/Company Secretary

Executed by the Borrower as follows: acting by a director:	in the presence of the following witness:
Name: <u>GAVIN CHAU</u>	Witness Name: <u>ANDREW BOLLINGTON</u>
(IN BLOCK CAPITALS)	(IN BLOCK CAPITALS)
Signature: <u>[Signature]</u>	Witness Signature: <u>[Signature]</u>
Position: Director	Witness Address: <u>11 DELANEY WAY</u> <u>SALFORD, MANCHESTER</u> <u>M71 1BL</u>

<p>Executed as a Deed by affixing the common seal of Chau Property Ltd :</p> <p>Common seal:</p>	<p>in the presence of the following:</p> <p>Name:</p> <p>(IN BLOCK CAPITALS)</p> <p>Signature:</p> <p>Position: Director</p> <p>Name:</p> <p>(IN BLOCK CAPITALS)</p> <p>Signature:</p> <p>Position: Director/Company Secretary</p>
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