



**Registration of a Charge**

Company Name: **AARON AND ALITZA PROPERTIES LTD**

Company Number: **12218866**



XBUN3Z5L

Received for filing in Electronic Format on the: **06/01/2023**

**Details of Charge**

Date of creation: **19/12/2022**

Charge code: **1221 8866 0005**

Persons entitled: **THE MORTGAGE LENDER LIMITED**

Brief description: **THE FREEHOLD LAND BEING 19 CHESHAM AVENUE, MANCHESTER (M22 9PX)**

**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: **GEORGIA MCHARDY**



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

Company number: 12218866

Charge code: 1221 8866 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th December 2022 and created by AARON AND ALITZA PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th January 2023 .

Given at Companies House, Cardiff on 9th January 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**

**MORTGAGE DEED (COMPANY BORROWER)**Date: 19/12/2022




Case reference: 896814

We/Us (the Lender):	<b>The Mortgage Lender Limited</b>
You:	<b>AARON AND ALITZA PROPERTIES LTD</b>
Registered Number	<b>12218866</b>
Registered Office	<b>25 Brookfield Drive, Timperley, Altrincham, England, WA15 6QR</b>
Mortgage Terms and Conditions:	<b>Buy to Let Mortgage Terms and Conditions August 2021</b>
Property:	<b>19 Chesham Avenue, Manchester, M22 9PX</b>
Title number:	<b>GM972890</b>

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.
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 19/12/2022 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 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:

<b>Director Name:</b> <u>BILU GEORGE</u> <b>Signature:</b> 	<b>Director/Secretary Name:</b> <u>BILU BABY</u> <b>Signature:</b> 
<b>In the presence of:</b> <b>Witness Name</b> <u>SABU CHACKO</u> <b>Witness signature</b> 	<b>Address</b> <u>23, LANCELOT RD</u> <u>WYTHENSHAW</u> <u>M22 5JN</u>