



**Registration of a Charge**

Company Name: **A&A PROPERTY HOLDINGS LTD**

Company Number: **12688051**



Received for filing in Electronic Format on the: **28/02/2023**

XBYAUOTM

**Details of Charge**

Date of creation: **28/02/2023**

Charge code: **1268 8051 0004**

Persons entitled: **CHARTER COURT FINANCIAL SERVICES LIMITED, TRADING AS PRECISE MORTGAGES**

Brief description: **ALL OF THAT FREEHOLD LAND KNOWN AS 76 SIDNEY ROAD, ROCHESTER, ME1 3HQ AS REGISTERED WITH HMLR UNDER THE TITLE NUMBER: K932663**

**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: **GORVINS RESIDENTIAL LLP**



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

Company number: 12688051

Charge code: 1268 8051 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th February 2023 and created by A&A PROPERTY HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th February 2023 .

Given at Companies House, Cardiff on 2nd March 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

**The Lender: Charter Court Financial Services Limited** (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrower and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.

Date: <b>28 February 2023</b>	Application reference number: M2000337494
The Borrower(s): A&A Property Holdings Ltd (‘you’, ‘your’) <i>Jorvina</i>	
Company Number (if applicable): 12688051	
The Conditions: Precise Mortgages General Mortgage Conditions 2018 England & Wales	
The Property: 76 Sidney Road, Rochester, ME1 3HQ, <del>United Kingdom</del>	
Title number: <b>K932663</b> <i>Jorvina</i>	

1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrower acknowledges receipt of such documents. The Borrower agrees to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
2. The Borrower charges the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.
3. This Mortgage is made for securing Additional Borrowing and re-advances.
4. The Borrower and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "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... **28/02/2023** ...in favour of Charter Court Financial Services Limited referred to in the charges register."

### FOR USE BY INDIVIDUAL BORROWERS

Signed and delivered as a deed in the presence of witnesses:	
<b>Your signatures</b>	<b>Signature, name and address of each witness (the signature of each borrower must be witnessed separately)</b>
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:

**FOR USE BY LIMITED COMPANY BORROWERS**

Executed as a deed by affixing the Common Seal of:		
	(Borrower)	Affix Company Seal
In the presence of:		In the presence of:
Signature of Director		Signature of (Director/Company Secretary)

Executed as a deed by:	
(Borrower)	
Acting by:	
Signature of Director	Signature of (Director/Company Secretary)

Executed as a deed by: ~~MR I C. Ashworth~~

A&A PROPERTY HOLDINGS LTD

*Gorvins*

(Borrower)

Acting by a Director in the presence of: ~~MR I C. Ashworth~~

Signature of Director: ~~MR I C. Ashworth~~

Signature of witness: ~~MR I C. Ashworth~~

Name (IN BLOCK CAPITALS): OLGNIKE OLGNIY

Address: \_\_\_\_\_

James Solicitors  
Ground Floor., Wellington Street  
Woolwich, London SE18 6PF  
Tel 02088555454 Fax 02088557463

**Olanike Olagunju**  
**Solicitor & Comm for Oaths**

Form of Charge filed at HM Land Registry under reference MD1251V