



Registration of a Charge

Company name: **A&A INVESTMENT HOLDINGS LTD**

Company number: **12805864**



X9Z4P9F4

Received for Electronic Filing: **26/02/2021**

Details of Charge

Date of creation: **16/02/2021**

Charge code: **1280 5864 0002**

Persons entitled: **STATE BANK OF INDIA (UK) LIMITED**

Brief description: **ALL THAT LEASEHOLD PROPERTY KNOWN AS APARTMENT G02
CAVALIER HOUSE, 46-50 UXBRIDGE ROAD LONDON W5 2BS AND
A PARKING SPACE REGISTERED AT HMLR UNDER TITLE NUMBER
AGL149299**

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:

DEEP MALA SINGH



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12805864

Charge code: 1280 5864 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th February 2021 and created by A&A INVESTMENT HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th February 2021 .

Given at Companies House, Cardiff on 1st March 2021

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

I certify this to be a true copy
of the original and that it has
been compared to the original.

Bradberrys
17.2.21

BRADBERRYS SOLICITORS LLP
452 UXBRIDGE ROAD
HAYES UB4 0SD
TEL: 0208 813 6962
FAX: 0208 813 5151



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

BTL MORTGAGE DEED

MORTGAGOR: A & A Investment Holdings Ltd whose registered office is at/address
for service is 245 Brunswick Road
Ealing London W5 1AT

and which is registered with Company Number 12805864

or Limited Liability Partnership Number _____ OR

_____ whose address for service is _____

BANK: **State Bank of India (UK) Limited** whose principal place of business is at 15
King Street, London, EC2V 8EA. Registration number: 10436460. Address for
service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich,
Suffolk, IP1 9WU.

Authorised by Prudential Regulation Authority and regulated by the Financial
Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK)
Limited is entered on the Financial Services Register and its registration number is
757156

DATE: 16 February 2021

THIS DEED WITNESSES as follows:

1. MORTGAGE DEED

The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and
discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the
Property")

2. COVENANT TO PAY

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with
their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and
liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance
with their respective terms.

3. APPLICATION TO THE LAND REGISTRY

The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship
Register of any registered land forming part of the Property:



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"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 [date of this Mortgage Deed] in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."

4. BTL MORTGAGE CONDITIONS

The State Bank of India (UK) Limited BTL Mortgage Conditions (2018) ("the Mortgage Conditions") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgage Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

THIS MORTGAGE DEED has been executed as, and is intended to take effect as, a deed by the/each Mortgagor with effect from the date written above.



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SCHEDULE

Property

Freehold/Leasehold land known as

Apartment G02 Cavalier House, 46-50 Wybridge Road, WS2BS

Registered under Title No

AGL149299.

AND PARKING SPACE

EXECUTION PAGE

SIGNED as a DEED by the said [NAME]

in the presence of:

WITNESS Signature:

Name:

Address:

Occupation:

SIGNED as a DEED by the said [NAME]

in the presence of:

WITNESS Signature:

Name:

Address:

Occupation:

EXECUTED as a DEED by

A & A Investment Holdings Ltd

Acting by

[two Directors] [by one Director and the

Company Secretary] [by one Director

in the presence of the Witness named

below]:

EXECUTED as a DEED by

acting by

Member and

Member

Director

Director/Secretary

Signature of Member

Member

Signature of Member

Member

