



Registration of a Charge

Company Name: **NOVAROOM HOMES LTD**

Company Number: **12832522**



Received for filing in Electronic Format on the: **10/02/2023**

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Details of Charge

Date of creation: **10/02/2023**

Charge code: **1283 2522 0001**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **ALL THAT LEASEHOLD PROPERTY KNOWN AS 21 SALTWELL STREET, GATESHEAD, NE8 4QX REGISTERED UNDER TITLE NUMBER TY230058 AND FREEHOLD REVERSION OF 23 SALTWELL STREET REGISTERED UNDER TITLE NUMBER TY230059**

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: **SAVAGE SILK LAW LIMITED**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12832522

Charge code: 1283 2522 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th February 2023 and created by NOVAROOM HOMES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th February 2023 .

Given at Companies House, Cardiff on 14th February 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

Standard BTL Mortgage Deed

Date: 10 February 2023	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018	
Borrower: Novaroom Homes Ltd	
Property: 21 Saltwell Street, Gateshead, NE8 4QX	Title No: TY230058 and TY230059

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
 - 2.1 by way of first legal mortgage the Property.
 - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
 - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
 - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
 - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
 - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:
"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 [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

**SIGNED as a deed by the
BORROWER in the presence of:-**

Witness signature :

Printed Name :

Address :

**SIGNED as a deed by the
BORROWER in the presence of:-**

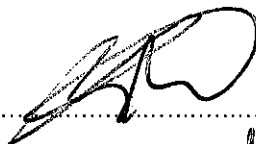

Witness signature :

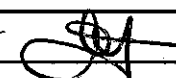
Printed Name :

Address :

COMPANIES:

**EXECUTED as a Deed by the
BORROWER acting by a director and
its secretary or two directors or by a
director in the presence of a witness:**

x  Director
x  Director/Secretary

Witness x	Signature	x 
	Name (in BLOCK CAPITALS)	x YASMIN KHAN
	Address	x 64 - TOULESBY ROAD MIDDLESBROUGH TS5 - 7PR

**Executed as a deed by
a company incorporated in
acting by**
who, in accordance with the laws of that territory,
[is][are] acting under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

**Executed as a deed by affixing the common
seal of the BORROWER in the presence of:**

Director:

Director/Secretary:

LLPS:

**EXECUTED as a Deed by the
BORROWER acting by two designated
members or by a designated member
in the presence of a witness:**

)..... LLP member

)..... LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	