



Registration of a Charge

Company Name: **LU SWAA LIMITED**

Company Number: **12889096**



XC0H8VVM

Received for filing in Electronic Format on the: **31/03/2023**

Details of Charge

Date of creation: **30/03/2023**

Charge code: **1288 9096 0004**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **30 TENBY GARDENS, NORTHOLT, UB5 4DH CONTAINED UNDER TITLE NUMBER AGL581352, 30A TENBY GARDENS, NORTHOLT, UB5 4DH CONTAINED UNDER TITLE NUMBER AGL581353 AND 30B TENBY GARDENS, NORTHOLT, UB5 4DH CONTAINED UNDER TITLE NUMBER AGL584778**

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: **SHD**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12889096

Charge code: 1288 9096 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th March 2023 and created by LU SWAA LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st March 2023 .

Given at Companies House, Cardiff on 4th April 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**



LendInvest Mortgage Deed

England & Wales (Bridge Finance)



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Legal mortgage made on 30th day of March 2023

By this legal mortgage made by you:

BOX A (Borrower details)

Lu Swaa Limited

(Company Number 12889096)

of 9 The Heights, Northolt, UB5 4BW

E-mail address: dhaakatopi@gmail.com

in favour of us, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Property* to secure *your* liabilities to the *Secured Parties* on the terms which appear in this *Mortgage Deed* (including the *Mortgage Conditions*).

BOX B (Description of the freehold/leasehold property to be mortgaged)

Address of Property

1. 30 Tenby Gardens, Northolt, UB5 4DH
2. 30A Tenby Gardens, Northolt, UB5 4DH
3. 30B Tenby Gardens, Northolt, UB5 4DH

Registered Land

Title Number(s)

1. AGL581352
2. AGL581353
3. AGL584778

Unregistered land

The Property is comprised in the following deed(s):		
Date	Description of deed(s)	Parties
N/A	N/A	N/A

Form of charge filed at H M Land Registry under reference MD1494A

- (1) This *Mortgage Deed* incorporates the General Mortgage Conditions (2017) (the **Mortgage Conditions**). You acknowledge that you have received a copy of the Mortgage Conditions and agree that you will observe and perform them.
- (2) Terms in italics used in this *Mortgage Deed* are defined in or, as applicable, interpreted in accordance with, the Mortgage Conditions.
- (3) You undertake to pay us, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
- (A) you charge to us:
- (i) by way of legal mortgage, the *Property*;
 - (ii) by way of fixed charge to the extent not effectively assigned under sub-paragraph (4)(B) below:
 - (a) all your *Insurance Policy Rights*;
 - (b) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*;
 - (c) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*; and
 - (iii) by way of fixed charge all *Authorisations* and all rights in connection with those *Authorisations*;
- (B) you assign to us absolutely (subject to such rights being re-assigned to you at the end of the *Security Period*):
- (i) all of your *Insurance Policy Rights*;
 - (ii) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*; and
 - (iii) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*,

provided that nothing in this sub-paragraph (4)(B) shall constitute *us* as mortgagee in possession.

- (5) Subject to the terms of the *Mortgage Documents*, the *Lender* under the applicable *Loan Agreement* is under an obligation to make further advances in accordance with Section D of the Mortgage Conditions and LendInvest Security Trustees Limited (as security trustee for the Lender) applies for that obligation to be entered in the register at the Land Registry.
- (6) *You* consent to an application being made by *us* to the Land Registry for the following restriction to be registered against the title to the *Property*:

"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 [30 March 2023] in favour of LendInvest Security Trustees Limited referred to in the charges register."

You also consent to *us* registering any priority arrangements applicable to the Mortgage Deed at the Land Registry which will then be publicly available.

This *Mortgage Deed* has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this *Mortgage Deed*.

EXECUTION PAGE TO MORTGAGE DEED

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Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by **LU SWAA LIMITED**

acting by its Director

BIRAT SIRESTHA

Name of Director


.....
Signature of Director

In the presence of a witness:

Witness signature


.....

Witness name

Sam Jones
.....

Witness address

.....
TWM Solicitors LLP
65 Woodbridge Road
.....
Guildford
.....
Surrey
.....
GU1 4RD

Witness occupation

Solicitor
.....