



**Registration of a Charge**

Company Name: **A & J INVESTMENTS NE LTD**

Company Number: **13150995**



Received for filing in Electronic Format on the: **05/05/2022**

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**Details of Charge**

Date of creation: **21/04/2022**

Charge code: **1315 0995 0006**

Persons entitled: **UK MORTGAGE LENDING LTD T/A PEPPER MONEY**

Brief description: **15 PALMER STREET, SOUTH HETTON, DURHAM, UNITED KINGDOM, DH6 2SU REGISTERED AT THE LAND REGISTRY WITH THE TITLE NUMBER DU62848.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **ERIN CLIFT**



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

Company number: 13150995

Charge code: 1315 0995 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st April 2022 and created by A & J INVESTMENTS NE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th May 2022 .

Given at Companies House, Cardiff on 6th May 2022

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 that this is a true copy of the original document.

EMG Solicitors Limited  
Croft House  
High Street  
Gosforth  
Newcastle Upon Tyne  
NE3 1NQ

Erin Clift  
05/05/22  
ecift  
Perseus

### MORTGAGE DEED

|  |               |
|--|---------------|
| Date   | 21 April 2022 |
| We and us (the Lender) UK Mortgage Lending Ltd, t/a Pepper Money of 4 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ (Registration No. 08698121) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the Mortgage Documents (including as a result of a Transfer, a merger or consolidation with another person, a take-over and/or a group reorganisation). |               |
| You (the Borrower(s)):<br>A&J Investments NE Ltd<br>The Rainton Meadows Arena, Mercantile Road, Houghton Le Spring, DH4 5PH, United Kingdom<br>Registration No. (if applicable): 13150995  |               |
| Property: 15 Palmer Street, South Hetton, Durham, United Kingdom<br>Postcode: DH6 2SU<br>and includes existing and future fixtures, fittings, alterations and additions.   |               |
| Title Number:<br>DU62848   |               |
| Mortgage Conditions: Pepper Money General Mortgage Conditions 2021 (Version 1.0) England and Wales (as amended, varied or replaced from time to time).   |               |

1. This Mortgage Deed incorporates the Mortgage Conditions and the Mortgage Offer, copies of which you acknowledge having received and with which you agree to comply.
2. You charge to us with full title guarantee and as a continuing security for the payment, performance, and discharge of the Total Debt:
  - (a) all your respective title to, interests and rights in the Property (including the proceeds of sale of the Property) by way of legal mortgage; and
  - (b) the Other Rights by way of fixed charge.
3. This Mortgage Deed secures further advances but does not oblige us to make further advances to you.
4. You apply to the Chief Land Registrar for the entry on the Register at the Land Registry a restriction against the title to the Property that 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 21/04/22 in favour of UK Mortgage Lending Ltd referred to in the charges register.
5. This Mortgage Deed, and any non-contractual aspects arising in connection with it, are governed by English law.

Form of charge filed at HM Land Registry under reference: MD1611C

**This is an important legal document.**

If you sign this document you will be legally bound by the **Mortgage Documents**. We will be entitled to enforce our rights against you and the **Property** if you fail to comply with your obligations under the **Mortgage Documents**.

Please note that brokers, other intermediaries or persons who may have introduced you to us and/or provided you with assistance, advice or other services in connection with your mortgage Loan are not our agents and have no authority from us to make representations as to the effect of the **Mortgage Documents**, your liabilities under them or their suitability for you. No one other than a member of our staff has any authority to provide you with information on our behalf to you about the **Mortgage Documents**.

Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **Mortgage Documents**. Therefore, you must not rely upon any of that superseded information.

You should not sign this document unless: you have read and understood the **Mortgage Documents**, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the **Mortgage Documents**.

**IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.**

Executed and delivered as a deed by each of you on the Date stated at the start of this **Mortgage Deed** as follows:

*Each signature to be separately witnessed but the witness can be the same person. Each witness must be over 18 years, not be a Borrower or a guarantor, and not be a relative of a Borrower or a guarantor, and not reside in the Property.*

|   |   |
|---|---|
| <b>Executed by the Borrower as follows:<br/>acting by one of its directors:</b> | <b>In the presence of the following <i>witness:</i><br/><del>and another of its directors or its secretary.</del></b> |
| Name: <u>Jay Singh Johal</u>  | Name: <u>Gwen Jones</u>   |
| (IN BLOCK CAPITALS)   | (IN BLOCK CAPITALS)   |
| Signature: <u>[Signature]</u>   | Signature: <u>[Signature]</u>   |
| Position: Director  | Position: <u>Solicitor</u><br>Director/Company Secretary  |

|   |  |
|---|--|
| <b>Executed by the Borrower as follows:<br/>acting by a director:</b> | <b>In the presence of the following witness:</b> |
| Name:   | Witness Name:                                    |
| (IN BLOCK CAPITALS)   | (IN BLOCK CAPITALS)                              |
| Signature:  | Witness Signature:                               |
| Position: Director  | Witness Address:                                 |

EMG Solicitors Limited  
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Durham  
DH1 5TH