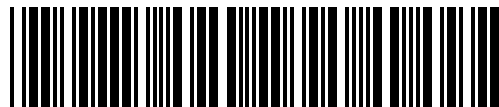




Registration of a Charge

Company Name: **SONAWALA ESTATES LTD**

Company Number: **14912235**



Received for filing in Electronic Format on the: **11/10/2023**

XCDWMEJD

Details of Charge

Date of creation: **11/10/2023**

Charge code: **1491 2235 0001**

Persons entitled: **COLCAP FINANCIAL UK LIMITED TRADING AS MOLO**

Brief description: **53 DITMAS AVENUE, BEDFORD, MK42 7DR**

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: **STARCK UBEROI SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14912235

Charge code: 1491 2235 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th October 2023 and created by SONAWALA ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th October 2023 .

Given at Companies House, Cardiff on 13th October 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**

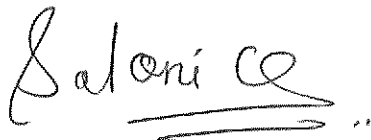
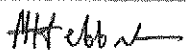
Mortgage Deed – BTL Limited Company



Date:	11 October 2023
Lender:	ColCap Financial UK Limited trading as Molo (and its successors, transferees and assigns). Registered in England with company number 14127877. Registered office: 1 Bartholomew Lane, London, United Kingdom, EC2N 2AX.
Borrower:	SONAWALA ESTATES LTD. DIRECTOR : SALONI CHETAN SONAWALA
The Mortgage Conditions:	ColCap UK Buy-To-Let General Mortgage Conditions 2022 and any lawful variation thereof.
The Property:	53 DITMAS AVENUE, BEDFORD
Post Code:	MK 42 7DR
Title No.:	BD 212572

1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which the Borrower has received.
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 Lender as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):
 - a. by way of first legal mortgage the Property;
 - b. by way of first fixed charge all proceeds of any insurances effected in respect of the Property;
 - c. 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;
 - d. 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 Mortgage Deed, (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);
 - e. any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property; and
 - f. by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions).
3. This Mortgage Deed secures further advances and the Lender hereby covenants to make further advances subject to the conditions laid out in the Mortgage Conditions.
4. The Borrower applies to the Chief Land Registrar for the entries to be made on the register of the Borrower's title relating to the Property that:
 - a. 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 [] in favour of ColCap Financial UK Limited referred to in the Charges Register.
 - b. ColCap Financial UK Limited is under an obligation to make further advances.

EXECUTED AS A DEED by the Borrower acting by a director in the presence of the witness.

Director Name (in BLOCK CAPITALS)	MISS SALONI CHETAN SONAWALA
Signature	
In the presence of:	
Witness name (in BLOCK CAPITALS)	MANESH HERBAR
Address	157 MANDEVILLE ROAD, NORTHOLT WBS 4LZ
Signature	