



**Registration of a Charge**

Company name: **CRYSTAL CAVIAR PROPERTIES LIMITED**

Company number: **11249655**



X7K7U46Q

Received for Electronic Filing: **06/12/2018**

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**Details of Charge**

Date of creation: **29/11/2018**

Charge code: **1124 9655 0001**

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

Brief description: **BY WAY OF LEGAL MORTGAGE ALL LEGAL INTEREST IN 26  
COMMUNITY ROAD, GREENFORD, MIDDLESEX, UB6 8XF LAND  
REGISTRY NO AGL101394**

**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: **R.R. SANGHVI & CO**



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

Company number: 11249655

Charge code: 1124 9655 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th November 2018 and created by CRYSTAL CAVIAR PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th December 2018 .

Given at Companies House, Cardiff on 7th December 2018

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

<b>Date:</b> 29 <sup>th</sup> NOVEMBER 2018	
<b>Company:</b> The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
<b>Mortgage Conditions:</b> The Company's Standard BTL Mortgage Conditions 2012	
<b>Borrower:</b> CRYSTAL CAVIAR PROPERTIES LTD	
<b>Property:</b> 26 COMMUNITY ROAD, GREENFORD MIDDLESEX UB6 8XF	<b>Title No:</b> AGL101394

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 with the payment of all the money payable by the Borrower to the Company under 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 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.
  - 2.5 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents in accordance with Condition 5.1 of the Mortgage Conditions.
  - 2.6 if the Borrower is a company by way of floating charge all the undertaking and all the property and assets of the Borrower in accordance with Condition 5.2 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 :

**EXECUTED as a deed by the  
BORROWER acting by:-**


)  
)

Director:

Director/Secretary:

**SIGNED as a deed on behalf of the  
BORROWER a company incorporated in  
ENGLAND AND WALES**  
by  
**JAYESH LALSI VARSANI**  
and

being [a] person[s] who, in accordance  
with the laws of that territory, is/are  
acting under the authority of that company



Authorised signatory (or signatories)

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

)  
)

Director:

Director/Secretary:

**Signed on behalf of  
The Mortgage Works (UK) plc**

)  
)

Authorised Signatory:

Authorised Signatory: