



Registration of a Charge

Company Name: **LITCHFIELD PROPERTY LTD**

Company Number: **13778127**



XBCGCA7V

Received for filing in Electronic Format on the: **13/09/2022**

Details of Charge

Date of creation: **05/09/2022**

Charge code: **1377 8127 0001**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **THE PROPERTY KNOWN AS UPPER PARTS QUEENS HOTEL OSWALD ROAD OSWESTRY WHICH IS TO BE GRANTED OUT OF TITLE SL88700 AS SHOWN EDGED RED ON THE LEASE PLAN**

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: **GH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13778127

Charge code: 1377 8127 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th September 2022 and created by LITCHFIELD PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th September 2022 .

Given at Companies House, Cardiff on 15th September 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**



LendInvest Mortgage Deed

England & Wales (Bridge Finance)

WE HEREBY CERTIFY THIS TO BE
A TRUE COPY OF THE ORIGINAL.
HCB Solicitors Ltd
3-5 King Street
Leigh WN7 4LP



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 5th day of September 2022

By this legal mortgage made by you:

BOX A (Borrower details)

Litchfield Property Ltd

(Company Number 13778127)

of **118 Horn Lane, London, England, W3 6NY**

E-mail address: idlbiahmad@yahoo.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

^{upper parts}
The ~~freehold~~ property known as **Queens Hotel, Oswald Road, Oswestry** which is to be granted out of the ~~SL88700~~ and is shown edged red on the lease plan covered hereto.

Registered Land

Title Number(s)

~~SL88700~~ TBC - A new title plan will be generated upon successful registration of the lease.

Unregistered land

The Property is comprised in the following deed(s):

Date	Description of deed(s)	Parties
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 [•] 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

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.

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

Executed as a deed by **Litchfield Property Ltd**

acting by its Director

AHMAD IOWBI

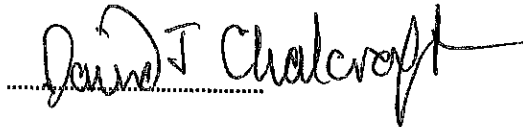
Name of Director



Signature of Director

In the presence of a witness:

Witness signature



Witness name

DAVID JAMES CHALCRAFT

Witness address

ALEXANDER & PARTNERS
SOLICITORS
28 CRAVEN PARK ROAD
HARLESDEN
LONDON NW10 4AB

Witness occupation

SOLICITOR

LEASE PLAN

MAIN PLAN



LEASE AREA

PROPERTY ADDRESS:

FLATS 1-10,
THE QUEEN'S HOTEL,
OSWALD ROAD,
OSWESTRY, SHROPSHIRE,
SY11 2NL

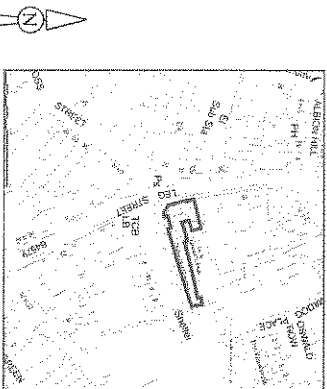
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DRAWING NO: TQH SY11

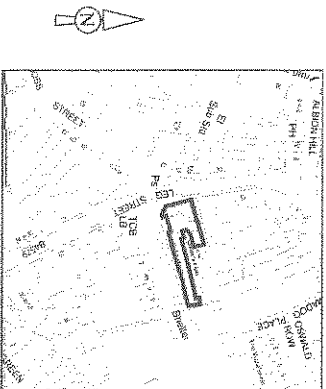
DATE: 29/04/22

DRAWN BY:
SBI
Lease Plans
01452 351100
info@sbileaseplans.com

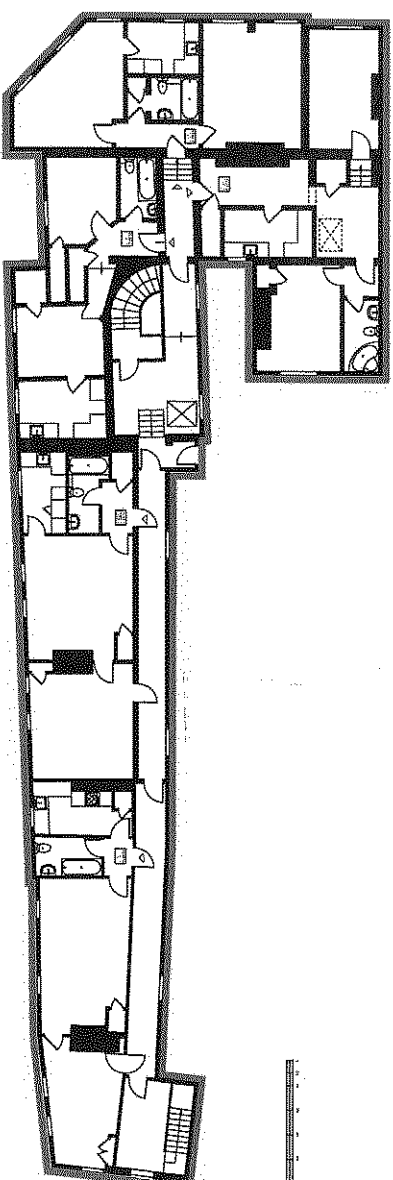
SECOND FLOOR



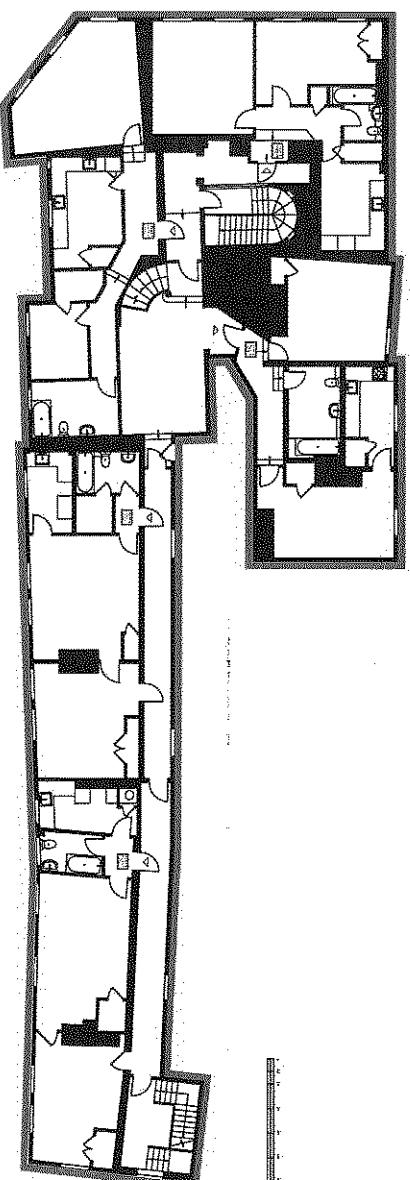
FIRST FLOOR



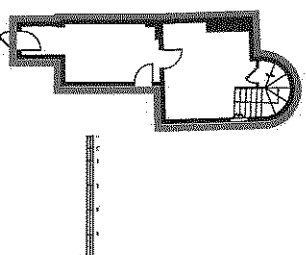
LOCATION PLAN - SCALE: 1:1250



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR ENTRANCE



GROUND FLOOR ENTRANCE