



**Registration of a Charge**

Company Name: **SJAIN PROPERTIES LTD**

Company Number: **14187136**



XBVGIXS2

Received for filing in Electronic Format on the: **18/01/2023**

**Details of Charge**

Date of creation: **13/01/2023**

Charge code: **1418 7136 0001**

Persons entitled: **STATE BANK OF INDIA (UK) LIMITED**

Brief description: **ALL OF THAT FREEHOLD LAND KNOWN AS 2 FULMERE CRESCENT,  
SHEFFIELD, S5 9NP AS REGISTERED WITH HMLR UNDER THE TITLE  
NUMBER: SYK491973**

**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: **GORVINS RESIDENTIAL LLP**



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

Company number: 14187136

Charge code: 1418 7136 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th January 2023 and created by SJAIN PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th January 2023 .

Given at Companies House, Cardiff on 19th January 2023

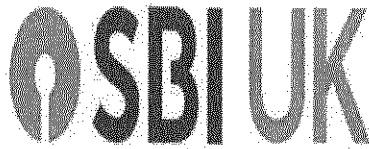
The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

## BTL MORTGAGE DEED

**MORTGAGOR:** SJAIN PROPERTIES LTD whose registered office is at/address  
for service is 15 THE GARDENS, PINNER  
UNITED KINGDOM HA5 5DW  
and which is registered with Company Number 14177136  
or Limited Liability Partnership Number \_\_\_\_\_ OR  
\_\_\_\_\_ whose address for service is \_\_\_\_\_

**BANK:** **State Bank of India (UK) Limited** whose principal place of business is at 15  
King Street, London, EC2V 8EA. Registration number: 10436460. Address for  
service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich,  
Suffolk, IP1 9WU.

Authorised by Prudential Regulation Authority and regulated by the Financial  
Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK)  
Limited is entered on the Financial Services Register and its registration number is  
757156

**DATE:** 13/01/2023

**THIS DEED WITNESSES** as follows:

**1. MORTGAGE DEED**

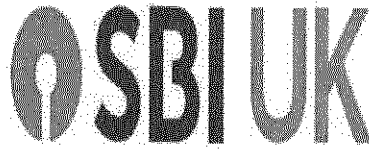
The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the Property")

**2. COVENANT TO PAY**

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance with their respective terms.

**3. APPLICATION TO THE LAND REGISTRY**

The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of the Property:



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Suffolk  
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"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 ~~[date of this Mortgage Deed]~~ in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."

13/01/2023

*Govins*

#### 4. BTL MORTGAGE CONDITIONS

The State Bank of India (UK) Limited BTL Mortgage Conditions (2018) ("the Mortgage Conditions") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgage Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

**THIS MORTGAGE DEED** has been executed as, and is intended to take effect as, a deed by the/each Mortgagor with effect from the date written above.



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## SCHEDULE

### Property

Freehold/~~Leasehold~~ land known as 2 FULMERE CRESCENT SHEFFIELD S5 9NP

Registered under Title No. SYK491973 (SYK491973) *Jorvins*

### EXECUTION PAGE

EXECUTED as a DEED by SJAIN PROPERTIES LTD

~~SIGNED as a DEED by the said [NAME]~~

Acting by one Director, in the presence of the Witness named below  
~~in the presence of~~

WITNESS Signature: *Jay Raval*

Name: JAY RAVAL (Jay Raval) *Jorvins*

Address: 114, DUBLIN AVENUE

M45 1TH

Occupation: Store Manager

SIGNED as a DEED by the said [NAME]

in the presence of:

WITNESS Signature: .....

Name: .....

Address: .....

Occupation: .....

EXECUTED as a DEED by )

*Jay Raval*

Acting by )

[two Directors] [by one Director and the )

Company Secretary] [by one Director )

in the presence of the Witness named )

below]. WITNESS AS ABOVE. )

Director/Secretary

EXECUTED as a DEED by )

\_\_\_\_\_ acting by )

\_\_\_\_\_ Member and )

\_\_\_\_\_ Member )

Signature of Member

Member

Signature of Member

Member