



Registration of a Charge

Company name: **KOUDAI LIMITED**

Company number: **05766843**



X7JRG5G3

Received for Electronic Filing: **29/11/2018**

Details of Charge

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

Charge code: **0576 6843 0006**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **20 BRYN ROAD CLYDACH SWANSEA SA6 5HT**

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **TQ PROPERTY LAWYERS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5766843

Charge code: 0576 6843 0006

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

Given at Companies House, Cardiff on 3rd 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**

Account No: 1100022153

Date: 29th November 2018

we, us and our means Fleet Mortgages Limited of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) 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 mortgage transfer, a merger or consolidation with another person, a take-over and/or a group re-organisation) (each being a mortgagee).

conditions means: Fleet Mortgages - Mortgage Conditions 2014 - Version 2

you and your means: (insert full name and address of each borrower)

- (1) Koudai Limited of 6 BRUNNER DRIVE CLYDACH SWANSEA WALES SA6 5JY
- (2) ~~37 Carlton Road~~
- (3) ~~Swansea~~
- (4) ~~SA6 5JN~~

and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the property passes) (each being a mortgagor and borrower).

The property means:

20 Bryn Road, Clydach
Swansea

Postcode: SA6 5HT

TITLE NO:

WA164546

including existing and future fixtures, fittings, alterations and additions.

This mortgage deed is made on the above Date between you as mortgagor(s) and us as mortgagee:

1. In this Mortgage Deed, a number of words and phrases are printed in bold type because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in bold type is explained in the conditions.

2. This mortgage deed incorporates all of the provisions set out in the conditions and the mortgage offer.

3. You acknowledge receipt of:-

- 3.1 the initial advance;
- 3.2 a copy of the conditions;
- 3.3 the mortgage offer; and
- 3.4 the latest edition of the tariff.

We hereby certify that
this is a true copy of
the original document

TQPL 29/11/2018

Mortgage Deed.

4. You charge to us with full title guarantee as continuing security for the payment and discharge of all the secured liabilities:-

4.1 the property by way of legal mortgage; and

4.2 the ancillary assets by way of fixed charge.

5. This mortgage deed secures further advances if we make them but we are not obliged to do so.

6. You consent to and apply for the registration of the following restriction against 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 registration is to be registered without written consent signed by the proprietor for the time being of the charge dated [] in favour of Fleet Mortgage Limited referred to in the charges register".

7. This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

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 advance 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.**

Signed 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 at least 18 years old, not be a borrower or a guarantor, and not be a relative, spouse, civil partner or co-habitee of a borrower or a guarantor, and not reside in the property.

Use the following where a borrower is an individual:

Signed as a deed by you as a borrower:

in the presence of the following witness:

Your signature: _____

Signature of witness: _____

Your full name in
block capitals: _____

Full name of witness
in block capitals: _____

Address of witness: _____

Signed as a deed by you as a borrower:

in the presence of the following witness:

Your signature: _____

Signature of witness: _____

Your full name in
block capitals: _____

Full name of witness
in block capitals: _____

Address of witness: _____

Signed as a deed by you as a borrower:

in the presence of the following witness:

Your signature: _____

Signature of witness: _____

Your full name in
block capitals: _____

Full name of witness
in block capitals: _____

Address of witness: _____

Signed as a deed by you as a borrower:

in the presence of the following witness:

Your signature: _____

Signature of witness: _____

Your full name in
block capitals: _____

Full name of witness
in block capitals: _____

Address of witness: _____

Use the following (as appropriate) where a borrower is a company:

Signed as a deed by you as a borrower:
acting by one of its directors:

and another of its directors or its company secretary:

Director signature: _____

Director/company
secretary signature: _____

Full name in block
capitals: _____

Full name in block
capitals: _____

Director

Director/Company Secretary

Signed as a deed by you as a borrower:
acting by a director:

in the presence of the following witness:

Director signature: _____

Signature of witness: _____

Full name in block
capitals: _____

Full name in block
capitals: _____

Director

Address of witness: _____

Andrew Rees
ANDREW REES
ROBERT

Emma Jane Feather
Emma Jane Feather
Central Chambers
Clydach Swansea
SA6 6EX

Signed as a deed by you as a borrower:
its common seal was affixed:

in the presence of the following:

Common seal: _____

Director signature: _____

Full name in block
capitals: _____

Director

Director/company
secretary signature: _____

Full name in block
capitals: _____

Director/Company Secretary