



Registration of a Charge

Company name: **TOP HAT PROPERTY LTD**

Company number: **11524461**



X8X3OY42

Received for Electronic Filing: **21/01/2020**

Details of Charge

Date of creation: **21/01/2020**

Charge code: **1152 4461 0002**

Persons entitled: **THE MORTGAGE LENDER LIMITED**

Brief description: **7 CARNEGIE STREET, GRANGE TOWN, SUNDERLAND SR2 9RL**

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: **REBECCA TYRRELL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11524461

Charge code: 1152 4461 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st January 2020 and created by TOP HAT PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st January 2020 .

Given at Companies House, Cardiff on 22nd January 2020

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 (COMPANY BORROWER)Date: 21/01/2020

Do not date

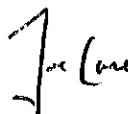
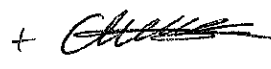

Case reference:

We/Us (the Lender):	The Mortgage Lender Limited
You:	Top Hat Property Ltd
Registered Number	11524461
Registered Office	32, Dawson's Rough, Shawbury, Shrewsbury, SY4 4PF
Mortgage Terms and Conditions:	Buy to Let Mortgage Terms and Conditions 2018
Property:	7 Carnegie Street, Grange Town, Sunderland. SR2 9RL
Title number:	DU7826

1. This mortgage incorporates the terms and conditions set out in the Offer and the Mortgage Terms and Conditions. You confirm that You have received each of these documents and You have read and understand them.
2. You agree to comply with the terms and conditions set out in the Offer and the Mortgage Terms and Conditions.
3. You charge the Property with full title guarantee, together with all Your respective interests and rights in the Property and in the proceeds of sale of the Property, by way of a legal mortgage and as continuing security with the repayment of all monies payable by You to Us on any account whatsoever and the performance of all other obligations at any time owed by You to Us.
4. This charge secures all further advances and we may apply to the Registrar for a note to be entered on the register to that effect.
5. You apply to the Registrar to enter the following restriction against the title referred to above: "No disposition of the registered estate by the proprietor of the registered estate is to be registered without the written consent signed by the proprietor for the time being of the Charge dated 21/01/2020 in favour of The Mortgage Lender Limited referred to in the Charges Register."
6. We and You agree that this document may be destroyed at any time after it has been electronically scanned and registered by HM Land Registry. An official copy issued by HM Land Registry will then be acceptable as evidence for all purposes as if it were the original.
7. Reference to We and to Us includes anyone to whom We transfer, or has the benefit of, this mortgage or any part of it at the time.

Form of Charge filed at The Land Registry under reference MD1469C

Executed as a deed by you acting by:

Director Name: Joseph Oliver Lane Signature: 	Director/Secretary Name: David John Charnley Signature: 
In the presence of: Witness Name EDWARD JESSUP Witness signature 	Address (Witness) 33 DAWSONS ROUGH SHAWBURY SHROPSHIRE SY4 4PF