



Registration of a Charge

Company Name: **ODUNZE LIMITED**

Company Number: **10364258**



Received for filing in Electronic Format on the: **06/07/2021**

XA86QQ2

Details of Charge

Date of creation: **28/06/2021**

Charge code: **1036 4258 0003**

Persons entitled: **PEPPER MONEY LIMITED**

Brief description: **24 ST. ANDREWS CLOSE, LONDON, UNITED KINGDOM, SE28 8NZ**

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: **RACHEL HEATH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10364258

Charge code: 1036 4258 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th June 2021 and created by ODUNZE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th July 2021 .

Given at Companies House, Cardiff on 8th July 2021

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

Date	28/6/2021
We and us (the Lender) Pepper Money Limited (trading as Pepper Money) of Harman House, 1 George Street, Uxbridge, London, UB8 1QQ (Registration No. 11279253) 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 Transfer, a merger or consolidation with another person, a take-over and/or a group reorganisation).	
You (the Borrower(s)):	
Odunze Ltd	
1 Waterside Close, London, SE28 0GT, United Kingdom	
Registration No. (if applicable): 10364258	
Property: 24 St. Andrews Close, London, United Kingdom	
Postcode: SE28 8NZ	
and includes existing and future fixtures, fittings, alterations and additions.	
	Title Number:
Mortgage Conditions: Pepper Money General Mortgage Conditions 2019 (Version 1.0) England and Wales (as amended, varied or replaced from time to time).	

- 1 This **Mortgage Deed** incorporates the **Mortgage Conditions** and the **Mortgage Offer**, copies of which you acknowledge having received and with which you agree to comply.
- 2 You charge to us with full title guarantee and as a continuing security for the payment, performance, and discharge of the **Total Debt**:
 - (a) all your respective title to, interests and rights in the **Property** (including the proceeds of sale of the **Property**) by way of legal mortgage; and
 - (b) the **Other Rights** by way of fixed charge.
- 3 This **Mortgage Deed** secures further advances but does not oblige us to make further advances to you.
- 4 You apply to the Chief Land Registrar for the entry on the Register at the Land Registry a restriction against the title to the **Property** that 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 28/6/2021 in favour of Pepper Money Limited referred to in the charges register.
- 5 This **Mortgage Deed**, and any non-contractual aspects arising in connection with it, are governed by English law.

Form of charge filed at HM Land Registry under reference: MD1561F

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 Loan 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.

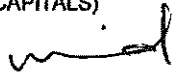

You should not sign this document unless: you have read and understood the Mortgage Documents, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the Mortgage Documents.

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.

Executed 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 over 18 years, not be a Borrower or a guarantor, and not be a relative of a Borrower or a guarantor, and not reside in the Property.

Executed by the Borrower as follows: acting by one of its directors:	and another of its directors or its secretary:
Name:	Name:
(IN BLOCK CAPITALS)	(IN BLOCK CAPITALS)
Signature:	Signature:
Position: Director	Position: Director/Company Secretary

Executed by the Borrower as follows: acting by a director:	In the presence of the following witness:
Name: WILSON IWERA ODUNZE	Witness Name: LEVI UMELO
(IN BLOCK CAPITALS)	(IN BLOCK CAPITALS)
Signature: 	Witness Signature: 
Position: Director	Witness Address: 59 Greengate St Plaiston E13 0BG

Executed as a Deed by affixing the common seal of Odunze Ltd :	In the presence of the following:
Common seal:	Name:
	(IN BLOCK CAPITALS)
	Signature:
	Position: Director
	Name:
	(IN BLOCK CAPITALS)
	Signature:
	Position: Director/Company Secretary