



**Registration of a Charge**

Company name: **PRIYA ESTATES LTD**

Company number: **12772643**



X9HFT40B

Received for Electronic Filing: **09/11/2020**

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**Details of Charge**

Date of creation: **06/11/2020**

Charge code: **1277 2643 0001**

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

Brief description: **38 WESTMINSTER CLOSE FELTHAM TW14 9XD**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **JAMES SHEPHERD**



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

Company number: 12772643

Charge code: 1277 2643 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th November 2020 and created by PRIYA ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th November 2020 .

Given at Companies House, Cardiff on 10th November 2020

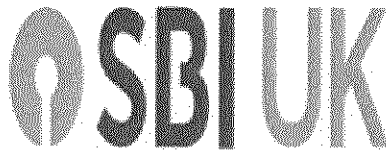
The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



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



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

## BTL MORTGAGE DEED

**MORTGAGOR:** Priya Estates Ltd whose registered office is at/address  
for service is 252, Westmacott Drive, Feltham TW14 9XA

and which is registered with Company Number 12772643

or Limited Liability Partnership Number \_\_\_\_\_ OR

\_\_\_\_\_ whose address for service is \_\_\_\_\_

252, Westmacott Drive, Feltham TW14 9XA

**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:**

6 November 2020

**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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*"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."*

#### **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 38, Westminster Close, Feltham TW14 9XD

Registered under Title No AGL47265

### EXECUTION PAGE

**SIGNED as a DEED** by the said

in the presence of:

WITNESS Signature: .....

Name: .....

Address: .....

Occupation: .....

**SIGNED as a DEED** by the said

in the presence of:

WITNESS Signature: .....

Name: .....

Address: .....

Occupation: .....

**EXECUTED as a DEED** by

Srinath Rajaram

Acting by  
[two Directors] [by one Director and the  
Company Secretary] [by one Director  
in the presence of the Witness named  
below].

**EXECUTED as a DEED** by

..... acting by

....., Member and

....., Member

Director/Secretary

Signature of Member

Member

Signature of Member

Member

*S. Srinath*  
Witness signature: James Shepherd  
Witness name: JAMES SHEPHERD  
Witness address: 402 Commercial Road  
LONDON, E1 0LB

