



Registration of a Charge

Company name: **01 PROPERTY GROUP LTD**

Company number: **02586908**



X910DIKB

Received for Electronic Filing: **17/03/2020**

Details of Charge

Date of creation: **09/03/2020**

Charge code: **0258 6908 0015**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **FLAT 3 5 CLARENDON PLACE BRIGHTON BN2 1JD**

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: **L MCCONNELL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 2586908

Charge code: 0258 6908 0015

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th March 2020 and created by 01 PROPERTY GROUP LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th March 2020 .

Given at Companies House, Cardiff on 17th March 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**

Dated

9 March 2020

01 Property Group Limited
(CRN 2586908)

-and-

The Mortgage Works (UK) plc
(CRN2222856)

-and-

Witnessed by:
[Signature]
[Signature]
[Signature]

~~Draft~~ Deed of Substituted Security

-Draft Deed of Substituted Security

This legal charge is made the 9 day of March 2020 between The Mortgage Works (UK) plc (Company Registration No: 2222856) of Portman House Richmond Hill Bournemouth BH2 6EP (the company) and 01 Property Group Limited (CRN 2586908) (the borrower).

1. This deed is supplemental to a mortgage (the principal deed) dated the and made between the company and the borrower.
2. The borrower is the owner of the legal estate in the property described in the schedule (the property).
3. The company as mortgagee surrenders and releases unto the borrower the property comprised in the principal deed (the original property) discharged from all principal interest and other money secured by and from all claims and liability under the principal deed.
4. The borrower charges the property with full title guarantee by way of legal mortgage with the repayment to the company of the principal money interest and other money covenanted to be paid by the borrower or otherwise secured by the principal deed.
5. All the covenants provisions and conditions contained or referred to in the principal deed shall apply to this legal charge and the property as if the same were repeated herein at full length to the extent that the property may become in all respects substituted for the original property.

THE SCHEDULE

(PLEASE GIVE DETAILS OF PROPERTY, INCLUDING THE COMMENCEMENT DATE
AND TERM OF CURRENT AND NEW LEASE)

Flat 3, 5 Clarendon Place, Brighton BN2 1JD (Lower Ground Floor Flat)

Existing Lease dated 20.03.1981 as varied for a term of 99 years from 25.12.1980

New Lease dated 31/5/2019 for a term of 999 years from 25.12.1980 at a peppercorn rent

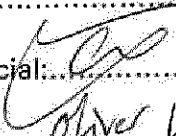
Signed as a Deed by)

The Mortgage Works (UK) plc)

Acting by two duly Authorised Officials)

Authorised Official:.....

Print Name:..... Peter Edge TMW Team Manager

Authorised Official:.....

Print Name:..... Oliver Whitehead TMW ALC Serv Serv. DV

SIGNED by the borrower as

~~a Deed in the presence of:~~

by 01 Property Group Limited acting by Gillian Elizabeth
Lower as a Deed in the presence of:

Witness Signature: 

Print Name: Kim Lashmar

Address: Eastridge Lodge, Winkham Lane W. Sussex RH17 5SD

Occupation: Hairstylist