Companies House

MR01(ef)

Registration of a Charge

Company name: **AG PROPERTY LIMITED**

Company number: **03775572**

Received for Electronic Filing: **22/02/2016**

X51BHNF0

Details of Charge

Date of creation: **19/02/2016**

Charge code: **0377 5572 0002**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **59 PICCADILLY, NOTTINGHAM NG6 9FG**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

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: **CAMPIONS SOLICITORS**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3775572

Charge code: 0377 5572 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th February 2016 and created by AG PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd February 2016 .

Given at Companies House, Cardiff on 23rd February 2016

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.

Account No: 11000051 34 **Date:** 19/02/16

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 reorganisation) (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) AG property Ltd

(2)

(3)

(4)

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: 59 Piccadilly TITLE NO: NT478859
Nottingham

Postcode: NG6 9FG
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**.
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;
   - 4.2 the **ancillary assets** by way of fixed charge; and
   - 4.3 (if **you** are a body corporate only) **your** business and all **your** other assets present and future by way of floating charge.
5. This mortgage deed secures **further advances** if **we** make them but **we** are not obliged to do so.

Form of charge filed at HM Land Registry under reference MD1443A

FLEET MORTGAGES

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 [19/02/18 in favour of Fleet Mortgages 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.

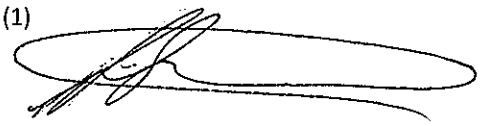
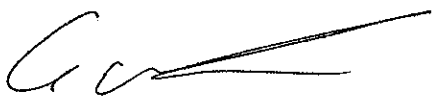
You should not sign this document unless: **you** have read and understood the **mortgage documents**, and **you** have obtained such legal and other advice as **you** consider appropriate and then decided that **you** want to be legally bound by the **mortgage documents**.

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 top of this mortgage deed

Individual(s)

Each signature to be separately witnessed but the witness can be the same person. Each witness must be over 18 years, not be a relative of a borrower and not reside in the **property**.

SIGNATURE(S)	**WITNESS(ES)** Signature, name (in capitals) and address.
(1) 	(1) CHRIS PEACH 45-49 Mansfield Rd Nottingham NG1 3FH
(2) 	(2) CHRIS PEACH 45-49 Mansfield Rd Nottingham NG1 3FH
(3)	(3)
(4)	(4)

FLEET MORTGAGES