

100766/23

In accordance with
Sections 859A and
859J of the Companies
Act 2006

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.gov.uk/companieshouse

This form must be delivered to the Registrar for registration
21 days beginning with the day after the date of creation of the charge.
If the form is delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery

☒ You must enclose a certified copy of the instrument with this form
scanned and placed on the public record Do not send the original



A5BCCTP7

A08

16/07/2016

#412

COMPANIES HOUSE

SATURDAY

1 Company details

Company number ☒ 0 4 7 9 6 2 3 4

Company name in full REAL ESTATE ANGELS LIMITED

for official use

→ Filing in this form
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date ☒ d 1 d 5 m 0 m 7 y 2 y 0 y 1 y 6

3 Names of persons, security agents or trustees entitled to the charge

☒ Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name FLEET MORTGAGES LIMITED
2nd Floor Flagship House, Reading Road North, Fleet, GU51 4WP

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01

Particulars of a charge

4	Brief description	
	Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"
Brief description ✓	Floating Charge by way of a Mortgage Deed dated 15th July 2016. The Mortgage Deed will also be registered as a Fixed Charge at the Land Registry over 82 Empress Road Kensington Liverpool L7 8SE under title number LA349646	Please limit the description to the available space
5	Other charge or fixed security	
	Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box ✓ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge	
	Is the instrument expressed to contain a floating charge? Please tick the appropriate box ✓ <input checked="" type="checkbox"/> Yes Continue <input type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input checked="" type="checkbox"/> Yes	
7	Negative Pledge	
	Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box ✓ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8	Trustee statement ¹	
	You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge <input type="checkbox"/>	¹ This statement may be filed after the registration of the charge (use form MR06)
9	Signature	
Signature	Please sign the form here Signature X <i>L Pim LLP on behalf of Fleet Mortgage Ltd</i> X This form must be signed by a person with an interest in the charge	

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name
MIKE COX

Company name
PITMANS LLP

Address
47

CASTLE STREET

Post town
READING

County/Region
BERKSHIRE

Postcode
R G 1 7 S R

Country

DX
146420 READING 21

Telephone
01189 570 279



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below.

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4796234

Charge code: 0479 6234 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th July 2016 and created by REAL ESTATE ANGELS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th July 2016

Qf

Given at Companies House, Cardiff on 21st July 2016



Companies House



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

Mortgage Deed.

Account No: 1100007492

Date: 15 July 2016

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) REAL ESTATE ANGELS LIMITED OF FLAT 12 PAVILION PARKWAY
- (2) 34 ST. JOHNS WOOD ROAD LONDON NW8 7HB
- (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:

82 EMPRESS ROAD
KENSINGTON LIVERPOOL

TITLE NO:

LA349646

Postcode: L7 8SE

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

We hereby certify this to be a true copy
of the original document

15/07/16
Pitmans LLP
47 Castle St
Reading
RG1 7SR

Form of charge filed at HM Land Registry under reference MD1443A



Mortgage Deed.

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 [15/07/16] 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)


(1) 
SANY KUMAR LAM TULSIDAS

(2) _____

(3) _____

(4) _____

WITNESS(ES) Signature, name (in capitals) and address.

(1)  MICHAEL COX
Pitnans LLP
47 Castle St
Reading
RG1 7SR

(2) _____

(3) _____

(4) _____

