



**Registration of a Charge**

Company name: **100 WADDON ROAD MANAGEMENT COMPANY LIMITED**  
Company number: **05828875**

Received for Electronic Filing: **19/05/2020**



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**Details of Charge**

Date of creation: **06/05/2020**  
Charge code: **0582 8875 0001**  
Persons entitled: **PARATUS AMC LIMITED**  
Brief description: **AS A CONTINUING SECURITY FOR THE PAYMENT AND DISCHARGE OF THE SECURED LIABILITIES, THE MORTGAGOR WITH FULL TITLE GUARANTEE CHARGES TO THE LENDER A FIRST LEGAL MORTGAGE OVER LAND AT 100 WADDON ROAD, CROYDON CR0 4JG REGISTERED UNDER TITLE NUMBER SY217539, AND A FIRST FIXED CHARGE. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**  
**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:

**JULIAN SAMPSON**



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

Company number: 5828875

Charge code: 0582 8875 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th May 2020 and created by 100 WADDON ROAD MANAGEMENT COMPANY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th May 2020 .

Given at Companies House, Cardiff on 20th May 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

# PARATUS AMC LIMITED

## MORTGAGE DEED

Account No: 202710706

DATE: 6 May 2020	
THE BORROWER: CLIFFORD BLACKMORE INVESTMENTS LIMITED (Co. Regn. No. 10376874) of 75 Park Lane, Croydon, Surrey, United Kingdom, CR9 1XS	
THE LENDER: PARATUS AMC LIMITED whose registered office and address for service is 5 Arlington Square, Dawnshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.	
THE MORTGAGOR: 100 WADDON ROAD MANAGEMENT COMPANY LIMITED (Co. Regn. No. 05828875) of 97 High Street, Beckenham, Kent BR3 1AG.	
THE PROPERTY: 100 Waddon Road, Croydon CRO 4JG	
PARATUS AMC LIMITED MORTGAGE CONDITIONS 2017	TITLE NUMBER(S) SY217539



1. The Lender has advanced to the Borrower a mortgage dated \_\_\_\_\_ and the Borrower and Mortgagor acknowledge receipt of the Loan (the Principle Loan)
2. The Principle Loan incorporates the Mortgage Conditions 2017
3. The Principle Loan is charged over security known as Flats 1 and Flat 2 Boxwood Court, 21b Rigby Close, Croydon CRO 4JU registered at HM Land Registry under title numbers SGL805637 and SGL805629.
4. This Mortgage shall be a continuing security for the payment and discharge of all moneys and liabilities covenanted to be paid or satisfied by the Mortgagor and/or the Borrower under this Mortgage or which shall be covenanted due owing or incurred to the Lender under the Principle Loan
5. This Deed incorporates the Mortgage Conditions 2017 and the Mortgagor acknowledge(s) receipt of a copy thereof
6. The Mortgagor with full title guarantee, charges the Property by way of legal \_\_\_\_\_ mortgage with the amount owed under the Principle Loan as defined in the Mortgage Conditions 2017
7. This Deed is made for securing further advances
8. The Mortgagor and the Lender hereby apply to the Chief Land Registrar to enter on the Register a restriction 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 (date) in favour of the Company referred to in the charges registered.

9. The Mortgagor covenants with the Lender to perform observe and be bound by the Mortgage Conditions and the terms upon which the Principle Loan was offered and all obligations covenants and provisions set out or referred to in the Principle Loan.
10. The Mortgagor hereby represents and warrants to and for the benefit of the Lender that:-
- (i) all actions, conditions and things required to be taken, fulfilled and done (including the obtaining of any necessary consents) in order to enable the Mortgagor to lawfully to enter into and perform and comply with the Mortgage and/or the Borrower's obligations under this Mortgage and to ensure that these obligations are legally binding and enforceable have been made, fulfilled and done; and
  - (ii) the granting of the mortgage will not violate contravene or exceed any borrowing or other powers or restrictions granted or imposed under or pursuant to any law or agreement which is binding on the Mortgagor or the Property.
11. All covenants obligations undertakings terms conditions stipulations and agreements expressed to be made by the Mortgagor and the Borrower contained or referred to in this Mortgage and in the Principle Loan shall be deemed to be made by and shall be binding on them jointly and severally.

**SIGNED AS A DEED BY**

**THE MORTGAGOR:**

Signature 	
PRINT NAME ROBERT ALLEN	
ON BEHALF OF 100 WADDON ROAD MANAGEMENT COMPANY LIMITED	
In the presence of <del>Witness</del> Signature 	
PRINT NAME AMY COOPER	
ADDRESS 193 WICKHAM RD BARKLEY CLOYDON CR6 8BS	

Form of Charge filed at HM Land Registry under reference MD