



Registration of a Charge

Company name: **Abacus Financial Management Services Limited**

Company number: **06061989**



X6DEA9PM

Received for Electronic Filing: **23/08/2017**

Details of Charge

Date of creation: **23/08/2017**

Charge code: **0606 1989 0009**

Persons entitled: **AXIS BANK UK 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 11 JACOBS COURT, 19 PLUMBERS ROW, LONDON, AS REGISTERED UNDER TITLE EGL555374; AND A FIRST FIXED CHARGE. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

Contains fixed charge(s).

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: **JULIAN SAMPSON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6061989

Charge code: 0606 1989 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd August 2017 and created by Abacus Financial Management Services Limited was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd August 2017 .

Given at Companies House, Cardiff on 25th August 2017

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

23/08/17

20__

(1) Abacus Financial Management Services Limited

- and -

(2) **AXIS BANK UK LIMITED**

Mortgage Deed: Company Buy to Let

**THE PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS
ON YOUR MORTGAGE.**

THIS DEED is dated

23/08/17

20__

PARTIES

(1) Abacus Financial Management Services Limited

incorporated and registered in England and Wales with company number 06061989

whose registered office is at

3 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UP

United Kingdom (**Borrower**).

(2) **AXIS BANK UK LIMITED**, incorporated and registered in England and Wales with company number 07554558 whose registered office is at Kings House, 4th Floor, 36-37 King Street, London, EC2V 8BB (**Lender**) 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.

Application No.:

00002809

Offer Date:

12 July 2017

Property:

11 Jacobs Court, 19 Plumbers Row, London, E1 1AE

Title Number:

EGL555374

Mortgage Conditions:

the Axis Bank UK Limited Terms and Conditions- Buy to Let Mortgages October 2015.

1. This deed incorporates the Mortgage Conditions.
2. The Borrower acknowledges receipt of the Loan
3. The Borrower confirms that it has received a copy of each Security Document. The Borrower agrees to comply with the terms and conditions applicable to it of each Security Document to which it is a party and in each capacity in which it is acting.
4. The Borrower confirms that it has taken independent legal advice from a qualified solicitor regarding its entry into this deed and any other Security Document to which it is a party.
5. The Borrower, with full title guarantee and to the intent that the Security created by this deed will rank as a continuing Security for the payment and discharge of all the Secured Liabilities, charges in favour of the Lender:-
 - i. the Property by way of first legal mortgage with the intent that the security hereby constituted shall extend to and include the Borrower's beneficial interest in the Property or in the proceeds of sale thereof; and
 - ii. by way of first fixed charge all rents derived from the Property and any proceeds of any insurance of the Property to the extent that the same are not otherwise subject to a first legal mortgage under this deed.
6. The Borrower applies to the Land Registrar for the following restriction in Form P to be registered against its title to the Property:

"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 _____ in favour of Axis Bank UK Limited referred to in the charges register."

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

I SARDAR DAD hereby confirm that I have sought and obtained legal advice and have understood the meaning and effect of this document as explained to me and have affixed my signature to this deed as a free agent without coercion or undue influence from anyone.

SIGNED as a Deed by:



[SIGNATURE OF BORROWER]

In the presence of:

W
I
T
N
E
S
S

Signature:



Name:

EHSAN CHAUDHRY

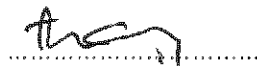
Address:

 **EHSAN CHAUDHRY**
Solicitor & Commissioner of Oaths
Eden Solicitors
Wesley Court, 4A Priory Road
High Wycombe, HP13 6SE
www.edensolicitors.co.uk
Tel: 01494 853111 Fax: 01494 510079

I hereby certify that I have provided the within named SARDAR DAD with independent legal advice as to the meaning and effect of the contents of the within written document and I am of the opinion that he understood the terms of the contract being undertaken and entered into it voluntarily knowing that in the event of default the security may be realised

EHSAN CHAUDHRY


SOLICITOR NAME



SOLICITOR SIGNATURE

FIRM NAME: Eden Solicitors

FIRM'S STAMP:

 **EHSAN CHAUDHRY**
Solicitor & Commissioner of Oaths
Eden Solicitors
Wesley Court, 4A Priory Road
High Wycombe, HP13 6SE
www.edensolicitors.co.uk
Tel: 01494 853111 Fax: 01494 510079