

MR01

Particulars of a charge

472792/23

laserform



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A fee is payable with
Please see 'How to pay' on

WEDNESDAY



A619QWW0

A29

01/03/2017

#129

COMPANIES HOUSE

☒ 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 the
instrument Use form MR01

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
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. This will be
scanned and placed on the public record. Do not send the original

1 Company details

Company number 06273306

Company name in full DEFT PROPERTIES 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 28/02/2017

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 CHARTER COURT FINANCIAL SERVICES LIMITED /

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

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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

Brief description

37 Canterbury Road, Worthing, BN13 1AN and registered at Land Registry under title number WSX226071 and land adjoining 37 Canterbury Road, Worthing, BN13 1AN and registered at Land Registry under title number SX9444

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"

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

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ 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

☒ Yes

☐ 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

☐

¹ This statement may be filed after the registration of the charge (use form MR06)

9

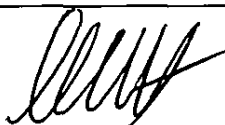
Signature

Please sign the form here

Signature

Signature

X



X

This form must be signed by a person with an interest in the charge

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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 **James Smallman**

Company name **Green Wright Chalton Annis**

Address **13/14 Liverpool Terrace**

Post town **Worthing**

County/Region **West Sussex**

Postcode **B N 1 1 1 T Q**

Country **England**

DX **3722 Worthing**

Telephone **01903 234064**

**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. 6273306

Charge code: 0627 3306 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th February 2017 and created by DEFT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st March 2017.

Given at Companies House, Cardiff on 7th March 2017



Companies House



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

Mortgage deed

The Lender: Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them

This Mortgage Deed is made on the Date between the Borrowers and the Lender All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined

Date <i>28 February 2017</i>	Application reference number. M1001385612
The Borrowers: Deft Properties Limited (‘you’, ‘your’)	
The Conditions. Precise Mortgages General Mortgage Conditions 2016 England & Wales	
The Property 37 Canterbury Road, Worthing, BN13 1AN, United Kingdom <i>and land adjoining 37 Canterbury Road BN13 1AN</i>	
Title number <i>NSX 226071 MO SX 9444</i>	

- 1 This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrowers acknowledge receipt of such documents The Borrowers agree to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges
- 2 The Borrowers charge the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt
- 3 This Mortgage is made for securing Additional Borrowing and re-advances
- 4 The Borrowers and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form "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 restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated *28 February 2017* in favour of Charter Court Financial Services Limited referred to in the charges register "

Signed and delivered as a deed in the presence of witnesses

Your signatures	Signature, name and address of each witness (the signature of each borrower must be witnessed separately)
Your signature <i>[Signature]</i>	Witness' signature <i>[Signature]</i>
Full name <i>Tony Miao</i>	Name <i>James Murren</i> Address <i>13-14 Liverpool Terrace Worthing</i> Occupation <i>Solicitor</i>
Your signature	Witness' signature
Full name	Name Address Occupation

Form of Charge Filed at HM Land Registry under reference MD1251P

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

[Signature]
Green Wright Chalton Annis
Solicitors
13/14 Liverpool Terrace
Worthing, West Sussex
BN11 1TQ