



Registration of a Charge

Company name: **A & C PROPERTY DEVELOPMENT LIMITED**

Company number: **06336231**



X9X72A63

Received for Electronic Filing: **29/01/2021**

Details of Charge

Date of creation: **29/01/2021**

Charge code: **0633 6231 0003**

Persons entitled: **MASTHAVEN BANK LIMITED**

Brief description: **39 ESMOND ROAD LONDON W4 1JG**

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: **BRIGHTSTONE LAW LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6336231

Charge code: 0633 6231 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th January 2021 and created by A & C PROPERTY DEVELOPMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th January 2021 .

Given at Companies House, Cardiff on 1st February 2021

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

This Mortgage Deed is made on 29 January 2020 between the Chargor and the Lender

Lender:	Masthaven Bank Limited (Company No. 09660012) whose registered office is at 90 Long Acre, London WC2E 9RA
Chargor(s):	A & C Property Development Limited (Company No. 06336231) whose registered office is at Pleasance, 13 Willowgarth, Rawmarsh, Rotherham S62 5RR
Property:	39 Esmond Road, London W4 1JG
Title Number(s):	NGL374562
Offer Letter	The Offer Letter from the Lender to the Borrower dated on or before the date hereof

The Chargor(s) named above acknowledges receipt of the Loan and as continuing security for the payment and discharge of the Secured Liabilities:

- 1 as legal owner and with full title guarantee:
 - a. charges the Property by way of legal mortgage in favour of the Lender;
 - b. charges by way of fixed charge all of its present and future rights, title, and interest in the Property and all the Related Rights to the Lender; and
 - c. assigns to the Lender absolutely all the Related Rights.
- 2 agrees that this Mortgage Deed is capable of securing further advances and new advances pursuant to the Loan Agreement or otherwise. The Lender is, however, under no obligation to make further or new advances.
- 3 applies to the Chief Land Registrar for the following restriction to be entered in the proprietorship register of any registered land forming part of 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 restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of Masthaven Bank Limited referred to in the charges register".
- 4 agrees that the Conditions and Offer Letter are incorporated into and form part of this Mortgage Deed and acknowledges receipt of a copy of the Conditions and Offer Letter and confirms that they have read the documents.
- 5 agrees that this Mortgage Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.

NOTE:

- 1 The Conditions mentioned above are the LOAN AND MORTGAGE CONDITIONS Version 1 – 2019 which are incorporated into and form part of this Mortgage Deed. THESE CONDITIONS SHOULD BE GIVEN TO YOU BEFORE YOU SIGN THIS MORTGAGE DEED. IF THEY HAVE NOT BEEN PROVIDED TO YOU, DO NOT SIGN THIS MORTGAGE DEED.
- 2 All capitalised terms are defined in the Conditions.

THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT YOU (OR EACH OF YOU IF MORE THAN ONE) TAKE INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE SIGNING THIS DEED.

Chargor

Executed as a DEED by
A & C Property
Development Limited
acting by
a director

In the presence of:
Witness
Signature

Name in block capitals

Address

Occupation

Am Tend - Caruth
Lee Martin Hopkinson
11 Grove Road
Waltham Dearne
Rotherham S63 6PG
GARAGE OWNER