

MR01

Particulars of a charge



Companies House

7/2018/28



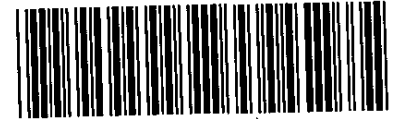
Go online to file this information
www.gov.uk/companieshouse

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

☒ **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 an instrument. Use form MR08.

TUESDAY



A98AM1NM

A17

30/06/2020

#205

COMPANIES HOUSE

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 08854389

Company name in full LIGSON PROPERTY DEVELOPMENT LIMITED

2

For office use

→ Filling 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 20/05/2019

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 THE MORTGAGE WORKS (UK) PLC

Name

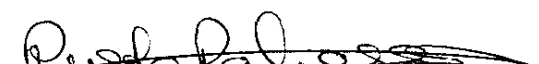
Name

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.

Particulars of a charge

9	Signature	
Signature	<p>Please sign the form here.</p> <p>Signature</p> <p>X  X</p>	
	<p>This form must be signed by a person with an interest in the charge.</p>	

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	MUSTAFA HASSAN
Company name	TAYLOR ROSE TTKW LIMITED
Address	13-15 MOORGATE
Post town	LONDON
Country/Region	
Portion	E C 2 R 6 A D
County	
DX	
Telephone	020 3540 4444

**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

IN THE COUNTY COURT AT CENTRAL LONDON
BUSINESS AND PROPERTY WORK

CASE NO: 86/2020



BEFORE DISTRICT JUDGE REVERE
IN THE MATTER OF LIGSON PROPERTY DEVELOPMENT LIMITED
AND
IN THE MATTER OF THE COMPANIES ACT 2006

ORDER

UPON the application by Claim filed on 8 January 2020 of the above-named Company "the Claimant"
And upon a paper determination pursuant to the Protocol for Insolvency and Companies work in
Central London dated 24 March 2020 relating to Covid 19

AND UPON reading the evidence

AND UPON the Court being satisfied that the omission to deliver to the Registrar of Companies
pursuant to Section 859A of the Companies Act 2006 ("the Act") the Legal Charge hereinafter
mentioned, together with the prescribed particulars thereof, was accidental or due to inadvertence
or some other sufficient cause and/or that it is just and equitable to grant relief

IT IS ORDERED THAT:

1. Pursuant to Section 859F of the Act that the time for registration in the matter required by
Section 859A of the said Act of a Legal Charge dated 20th May 2019 and made between Ligson
Property Development Limited of the one part and The Mortgage Works (UK) plc of the other
part, of certain land and property known as 29 Liverpool Road, Reading, RG1 3PP to secure
repayment of the sum of £286,995.00 and the interest thereon be extended to 20 July 2020.
2. The Claimant do deliver a copy of this Order to the Registrar of Companies. For the avoidance
of doubt this order is effective immediately.

3. This Order is without prejudice to the rights that any person acquired between the date of creation of the Legal Charge and the date of its actual registration.

DATED: 29 June 2020



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8854389

Charge code: 0885 4389 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th May 2019 and created by LIGSON PROPERTY DEVELOPMENT LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th June 2020.

Given at Companies House, Cardiff on 9th July 2020



Companies House



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

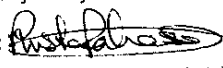
Standard BTL Mortgage Deed

Date: 3rd September 2019 20 MAY 2019 TR	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018	
Borrower: Ligson Property Development Limited	
Property: 29 Liverpool Road, Reading, RG1 3PP	Title No: BK66726

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
 - 2.1 by way of first legal mortgage the Property.
 - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
 - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
 - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
 - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
 - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:
"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 [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

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

Signed:  Dated: 29/6/2020
Likeness checked (please circle): Yes / No / ☒ N/A
Taylor Rose TTKW Limited
13-15 Moorgate, London
EC2R 6AD
SRA Number 623604

**SIGNED as a deed by the
BORROWER in the presence of:-**

Witness signature :

Printed Name :

Address :

**SIGNED as a deed by the
BORROWER in the presence of:-**

Witness signature :

Printed Name :

Address :

COMPANIES:

**EXECUTED as a Deed by the
BORROWER acting by a director and
its secretary or two directors or by a
director in the presence of a witness:**

..... X *[Signature]* Director
..... X *[Signature]* Director/Secretary

Witness X <i>Paul D Gardiner</i> Gardiners Solicitors 19-21 North End Road Kensington London W14 8ST Tel: 020 7603 7245	Signature	X <i>Paul D Gardiner</i>
	Name (in BLOCK CAPITALS)	X <i>PAUL D GARDINER</i> <i>GARDINERS SOLICITORS</i>
	Address	X <i>19-21 North End Rd.</i> <i>W14 Kensington W14 8ST</i>

**Executed as a deed by
a company incorporated in
acting by**
who, in accordance with the laws of that territory,
[is][are] acting under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

**Executed as a deed by affixing the common
seal of the BORROWER in the presence of:**

Director:

Director/Secretary:

LLPS:

**EXECUTED as a Deed by the
BORROWER acting by two designated
members or by a designated member
in the presence of a witness:**

.....) LLP member

.....) LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	