738953/23

In accordance with Sections 859A and 859J of the Companies Act 2006

MR01
Particulars of a charge

Companies House

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

A fee is be payable
Please see 'How to pa

FRIDAY

A5JZO7W9
A24 18/11/2016 #304
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 N**
You may not use this f register a charge whe instrument Use form

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**

For official use

→ **Filling in this form**
Please complete in typescript or in bold black capitals

All fields are mandatory unless specified or indicated by *

1 Company details

Company number: 1 0 0 3 1 2 5 2

Company name in full: RED TOASTER LIMITED ✓

2 Charge creation date

Charge creation date: d0 d2 m1 m1 y2 y0 y1 y6 ✓

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: CASTLE TRUST CAPITAL 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

MR01
Particulars of a charge

4 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

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

Brief description

FLAT 7 CROFTS HOUSE
TEALE STREET
LONDON E2 8RB

REGISTERED TITLE EGL411513

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 ❶

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

☐

❶ 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

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

HELEN MOSS
Contact name

Company name
HUTCHINS + CO

Address

Post town

County/Region

Postcode

Country

DX 35452 HACKNEY

Telephone
020 8986 3911

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

DX

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10031252

Charge code: 1003 1252 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd November 2016 and created by RED TOASTER LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th November 2016

Given at Companies House, Cardiff on 24th November 2016

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

MORTGAGE DEED

IMPORTANT NOTICE THIS IS A FORMAL DOCUMENT CREATING LEGAL RIGHTS AND OBLIGATIONS WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER INDEPENDENT LEGAL ADVISER BEFORE EXECUTING THIS DOCUMENT

Date	2nd November 2016	**Loan ref**	704401
We are	Castle Trust Capital plc (Company No 07454474), whose registered office is 10 Norwich Street, London, EC4A 1BD which includes our successors and assignees		
You are	Red Toaster Ltd		
Property	means the property known as Flat 7, Crofts House, Teale Street, London, E2 8RB registered at H M Land Registry under Title Number EGL411513		
Conditions	are the Castle Trust Flexible Zero (Buy To Let) Terms and Conditions Version 4, January 2016 Edition		
We includes "**us**" and "**our**" **You** includes "**yourself**" and "**your**"			

EXECUTED as a DEED by

RED TOASTER LIMITED
[name of company]

acting by

(Signature)

ZUZANNA POSKITT , a director
(Print name)

in the presence of

(Witness Signature)

Witness Full Name (in BLOCK CAPITALS) HELEN MOSS

Witness Address 85 LOWER CLAPTON ROAD LONDON E5 0NP

Witness Occupation SOLICITOR

[name of company]

acting by

(Signature)

, a director
(Print name)

in the presence of

(Witness Signature)

Witness Full Name (in BLOCK CAPITALS)

Witness Address

Witness Occupation

We hereby certify this to be a true copy of the original
17/11/16
Hutchins & Co
85 Lower Clapton Road
London E5 0NP

Form of charge filed at H M Land Registry under reference MD1446G

1 This Mortgage incorporates the Conditions and you acknowledge that you have received a copy of the Conditions and the Agreement This is the Mortgage Deed (the "Mortgage") referred to in the Agreement and Conditions

2 Should you wish to repay this mortgage early, we may have the right to impose an early repayment charge The early repayment charges that will apply are set out in clause 5 the Conditions and in the Agreement

3 You hereby undertake to pay to us all sums due and that may become due by you to us

4 You charge with full title guarantee as security for all sums due and that may become due by you to us

4 1 by way of legal mortgage over the Property,

4 2 by way of fixed charge all buildings and other structures on, and items fixed to, the Property, and

4 3 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property

5 You apply to the Chief Land Registrar to enter a restriction on the register of title to the Property to the effect 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 dated
of the charge in favour of Castle Trust Capital plc referred to in the charges register

6 This Mortgage shall take effect as a deed.

7 A person who is not a party to this Mortgage shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Mortgage This Clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act

8 This Mortgage shall be governed by and construed in accordance with English Law

We hereby certify this to be a true copy
of the original
17/11/16
Hutchins & Co
85 Lower Clapton Road
London E5 0NP