



**Registration of a Charge**

Company name: **MERLIN PROPERTY MANAGEMENT LIMITED**

Company number: **10406565**



X7663U00

Received for Electronic Filing: **17/05/2018**

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**Details of Charge**

Date of creation: **17/05/2018**

Charge code: **1040 6565 0004**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **26 ADDISON GARDENS SURBITON KT5 8DW**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **STEPHEN ABENSON**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 10406565

Charge code: 1040 6565 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th May 2018 and created by MERLIN PROPERTY MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th May 2018 .

Given at Companies House, Cardiff on 21st May 2018

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

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:	17/15/2018	Loan ref:	802232
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:	Merlin Property Management Ltd		
Property:	means the property known as 26 Addison Gardens, Surbiton, KT5 8DW registered at H.M. Land Registry under Title Number <u>SG L 324218</u>		
Conditions:	are the Castle Trust Roll-up Buy To Let Mortgage Terms and Conditions Version 6 August 2017 Edition and Castle Trust Serviced Buy To Let Mortgage Terms and Conditions Version 2 August 2017 Edition		
We includes "us" and "our". You includes "yourself" and "your".			

## EXECUTED as a DEED by

Merlin Property Management Ltd

acting by

H Baker  
(Signature)

HOWARD BAKER, a director  
(Print name)

Merlin Property Management Ltd

acting by

U Baker  
(Signature)

URSULA BAKER, a director  
(Print name)

in the presence of:

Santan  
(Witness Signature)

Witness Full Name: SUSAN JANINE PONDON  
(in BLOCK CAPITALS)

Witness Address: 21 THE ROYSTONS  
SURBITON  
KT5 8HJ

Witness Occupation: TEACHER

in the presence of:

Santan  
(Witness Signature)

Witness Full Name: SUSAN JANINE PONDON  
(in BLOCK CAPITALS)

Witness Address: 21 THE ROYSTONS  
SURBITON  
KT5 8HJ

Witness Occupation: TEACHER

Castle Trust PO Box 6966 Basingstoke RG24 4XF Tel: 0345 241 3079 www.castletrust.co.uk

Castle Trust is the trading name of Castle Trust Capital plc (Company no. 07454474). Castle Trust Capital plc is registered in England and Wales. Registered office: 10 Norwich Street, London EC4A 1BD. Castle Trust Capital plc is authorised and regulated by the Financial Conduct Authority.

\*You will incur the same call costs as if you were calling an 01 or 02 landline, which are often included in your monthly allowance. Your calls may be recorded or monitored for training purposes.

802232 MD\_LTD 20180416 094601

- 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.
- 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 of the charge dated 17/05/2016 in favour of Castle Trust Capital plc referred to in the charges register.
- 5 This Mortgage shall take effect as a deed.
  - 6 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.
  - 7 This Mortgage shall be governed by and construed in accordance with English Law.