

Registration of a Charge

Company Name: DORE PROPERTY AND LETTINGS LTD

Company Number: 10447241

Received for filing in Electronic Format on the: 10/08/2021



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Details of Charge

Date of creation: 23/07/2021

Charge code: 1044 7241 0008

Persons entitled: PARAGON BANK PLC

Brief description: 15 LOXLEY ROAD, SHEFFIELD, S6 4TD

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 SAVE FOR MATERIAL REDACTED PURSUANT

TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL

INSTRUMENT.

Certified by: KNIGHTS PROFESSIONAL SERVICES LIMITED



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10447241

Charge code: 1044 7241 0008

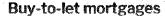
The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd July 2021 and created by DORE PROPERTY AND LETTINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th August 2021.

Given at Companies House, Cardiff on 11th August 2021

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006









LEGAL CHARGE

July 2020

| Account number | 5216754 | |
|---------------------|---|--|
| Date | 23 July 2021 | |
| Lender | Paragon Bank PLC | |
| Registered office | 51 Homer Road, Solihull, West Midlands B91 3QJ | |
| Registered No. | 05390593 | |
| Borrower | Dore Property and Lettings Ltd | |
| Registration No. | 10447241 | |
| Property | 15 Loxley Road, SHEFFIELD, S6 4TD | |
| Title No. | SYK323211 + SYK292434 | |
| Mortgage Conditions | The Paragon Buy-to-let Mortgage Conditions (Second Edition) | |

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or
 agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly
 and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- 3. This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- 4. This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- 6. The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title 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 [] In favour of Paragon Bank PLC Limited referred to in the charges register.

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

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| Borrower | Director / Member 3 |
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Borrower / Director / Member 4 Signature Name (in BLOCK CAPITALS) Witness Signature Name (in BLOCK CAPITALS) Address

Form of Legal Charge filed at the Land Registry under reference

MD1413H

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

2205-1(07/2020)



(«[]») 0345 849 4040



- btlenquiries@paragonbank.co.uk



www.paragonbank.co.uk

Paragon Bank P.C is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered of fice 51 Homer Road, Solihuil, West Midlands 051 3Q1. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.



Legal charge