

**MR01****Particulars of a charge****Companies House**

**Go online to file this information**  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

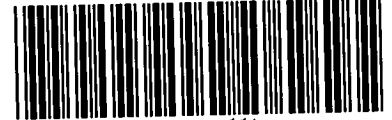
**A fee is be payable with this form**  
Please see 'How to pay' on the last page.

☒ **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 the  
instrument. Use form MR01.



\*AD19ZF00\*

A9

18/04/2024

#239

COMPANIES HOUSE

THURSDAY

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

10447241

Company name in full

Dore Property and Lettings Ltd

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 \*

**2****Charge creation date**

Charge creation date

01/04/2024

**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

Paragon Bank 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

15 Loxley Road  
SHEFFIELD  
S6 4TD

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 ①

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.

☐

① This statement may be filed after the registration of the charge (use form MR06).

9

### Signature

Please sign the form here.

Signature

Signature

X

*[Handwritten Signature]*

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.

Contact name

**Securities**

Company name

**Paragon Bank Plc**

Address

**51 Homer Road**

Post town

**Solihull**

County/Region

**West Midlands**

Postcode

**B 9 1 3 Q J**

Country

**United Kingdom**

DX

**14031 Solihull 2**

Telephone

**0345 849 4090**



### 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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)**



**LEGAL CHARGE**

July 2020

Account number	5242530
Date	<del>28.10.2022</del> I.P. 02.04.2024
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. (if applicable)	10447241
Property	15 Loxley Road, SHEFFIELD, S6 4TD
Title No.	SYK323211 + SYK292434 I.P.
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.
- 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.
- 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.
- 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

<b>Borrower / Director / Member 1</b>
Signature 
Name (in BLOCK CAPITALS) <b>JACK BENJAMIN DALE</b>
<b>Witness</b>
Signature 
Name (in BLOCK CAPITALS) <b>MOHAMMED USMAN KHAN I SAAM</b>
Address <b>20 WORTLEY ROAD, HIGH GREEN, SMOTHOE, S35 4LV</b>

<b>Borrower / Director / Member 2</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address

<b>Borrower / Director / Member 3</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
Signature
Name (in BLOCK CAPITALS)
Address

<b>Borrower / Director / Member 4</b>
Signature
Name (in BLOCK CAPITALS)
<b>Witness</b>
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](mailto:btlenquiries@paragonbank.co.uk)

🌐 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

Paragon Bank PLC 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 office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.



**FILE COPY**

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

Company number: 10447241

Charge code: 1044 724 1 0017

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd April 2024 and created by DORE PROPERTY AND LETTINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th April 2024 .

Given at Companies House, Cardiff on 22nd April 2024



**Companies House**



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