0 22324/23

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 with this form
Please see 'How to pay' on the

THURSDAY

A73P12OO
A08 12/04/2018 #180
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 NOT for**
You may not use this form to register a charge where there is instrument. Use form MR08.

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

For official use: 0 0 0 2

Company number	1 0 4 7 3 1 6 8
Company name in full	P J Property & Maintenance Ltd ✓

→ **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	d 0 d 4 m 0 m 4 y 2 y 0 y 1 y 8 ✓

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	Charter Court Financial Services Limited ✓
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.

Brief description

15 Whitehorse Hill Chatham ME5 7AG

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.

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.

Contact name	Luke Humphries
Company name	The Foster Partnership
Address	28 Cavendish Street
Post town	Ramsgate
County/Region	Kent
Postcode	C T 1 1 9 A L
Country	England
DX	30607 Ramsgate
Telephone	01843 854442

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

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10473168

Charge code: 1047 3168 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th April 2018 and created by P J PROPERTY & MAINTENANCE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th April 2018.

DX

Given at Companies House, Cardiff on 19th April 2018

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

Mortgage deed

The Lender: Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrowers and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.

Date: 4 April 2018	**Application reference number:** M1001459905
The Borrowers: P J Property & Maintenance Ltd ('you', 'your')	
The Conditions: Precise Mortgages General Mortgage Conditions 2016 England & Wales	
The Property: 15 Whitehorse Hill, Chatham, ME5 7AG, United Kingdom **Title number:** K404202	

1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrowers acknowledge receipt of such documents. The Borrowers agree to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.

2. The Borrowers charge the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.

3. This Mortgage is made for securing Additional Borrowing and re-advances.

4. The Borrowers and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated 4/4/18 in favour of Charter Court Financial Services Limited referred to in the charges register."

Signed and delivered as a deed in the presence of witnesses:

Your signatures	Signature, name and address of each witness (the signature of each borrower must be witnessed separately)
Your signature:	Witness' signature:
Full name: Peter Vincent Andrews	Name: W. STEVENS Address: 16 DALMENY RD EPSOM DA8 1SX Occupation: SOCIAL WORKER
Your signature:	Witness' signature:
Full name: JULIE ANNE MILLARD	Name: ~~MISS JULIE ANNE~~ W. STEVENS Address: 16 DALMENY RD. EPSOM DA8 1SX Occupation: SOCIAL WORKER

Form of Charge Filed at HM Land Registry under reference MD1251P

We hereby certify that this is a true copy of the original

The Foster Partnership
22 Cavendish Street
Ramsgate, Kent CT11 9AL