

MR01

Particulars of a charge

023039/23



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 form.

☒ **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 an instrument. Use form MR08.



A16 17/03/2017 #112  
COMPANIES HOUSE

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 1 0 5 1 1 1 0 4

Company name in full TD53 LTD

**1** For official use  
**Filing 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 16 03 2017

**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 Fleet Mortgages 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

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**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

53 Tenterden Drive, Hendon, London NW4 1EA under Land Registry Title Number MX341487



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 <sup>①</sup>**

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.

☐

<sup>①</sup>This statement may be filed after the registration of the charge (use form MR06)

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**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 public record.

Contact name  
Michael Steel

Company name  
Ewart Price

Address  
1st Floor 16-18 Church Road  
Welwyn Garden City Hertfordshire

Post town  
Welwyn Garden City

County/Region  
Hertfordshire

Postcode  
A L 8 6 P S

Country  
England

DX  
DX 30058 Welwyn Garden City

Telephone  
01707 332383

**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 [enquires@companieshouse.gov.uk](mailto:enquires@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)



FILE COPY

## CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10511104

Charge code: 1051 1104 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th March 2017 and created by TD53 LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th March 2017.

Given at Companies House, Cardiff on 23rd March 2017



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

Account No: 1100010965

Date: 16 MARCH 2017

we, us and our means Fleet Mortgages Limited of 2<sup>nd</sup> Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the **mortgage documents** (including as a result of a **mortgage transfer**, a merger or consolidation with another person, a take-over and/or a group reorganisation) (each being a mortgagee).

**conditions** means. Fleet Mortgages - Mortgage Conditions 2014 - Version 2

**you and your** means: (insert full name and address of each borrower)

- (1) TDSB LTD - 63 CRANBOULE GARDENS, LONDON NW11 0JB  
(COMPANY NUMBER 10511104)
- (2)
- (3)
- (4)

and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the **property** passes) (each being a mortgagor and borrower).

The **property** means:

TITLE NO: HX341487

53 TENTERDEN DRIVE  
HENDON, LONDON

Postcode: NW4 1EA

including existing and future fixtures, fittings, alterations and additions.

This mortgage deed is made on the above Date between **you** as mortgagor(s) and **us** as mortgagee:

1. In this Mortgage Deed, a number of words and phrases are printed in **bold type** because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in **bold type** is explained in the **conditions**
2. This mortgage deed incorporates all of the provisions set out in the **conditions** and the **mortgage offer**.
3. **You** acknowledge receipt of:-
  - 3.1 the **initial advance**;
  - 3.2 a copy of the **conditions**;
  - 3.3 the **mortgage offer**; and
  - 3.4 the latest edition of the **tariff**.
- 4 **You** charge to **us** with full title guarantee as continuing security for the payment and discharge of all the **secured liabilities** -
  - 4.1 the **property** by way of legal mortgage;
  - 4.2 the **ancillary assets** by way of fixed charge; and
  - 4.3 (if **you** are a body corporate only) **your** business and all **your** other assets present and future by way of floating charge
5. This mortgage deed secures **further advances** if **we** make them but **we** are not obliged to do so

WE CERTIFY THIS TO BE  
A TRUE COPY OF THE ORIGINAL  
EMWAT PRICE SOLICITORS  
16.03.2017

## Mortgage Deed.

6. You consent to and apply for the registration of the following restriction against title to the property:  
"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 registration is to be registered without written consent signed by the proprietor for the time being of the charge dated [ ] in favour of Fleet Mortgages Limited referred to in the charges register".
7. This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

### This is an important legal document.

If you sign this document you will be legally bound by the mortgage documents. We will be entitled to enforce our rights against you and the property if you fail to comply with your obligations under the mortgage documents.

Please note that brokers, other intermediaries or persons who may have introduced you to us and/or provided you with assistance, advice or other services in connection with your mortgage advance are not our agents and have no authority from us to make representations as to the effect of the mortgage documents, your liabilities under them or their suitability for you. No one other than a member of our staff has any authority to provide you with information on our behalf to you about the mortgage documents.

Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the mortgage documents. Therefore, you must not rely upon any of that superseded information.

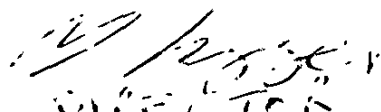
You should not sign this document unless: you have read and understood the mortgage documents, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the mortgage documents.

**IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.**

Signed and delivered as a deed by each of you on the Date stated at the top of this mortgage deed Individual(s)

Each signature to be separately witnessed but the witness can be the same person. Each witness must be over 18 years, not be a relative of a borrower and not reside in the property.

#### SIGNATURE(S)


(1)   
SARAH J. JONES

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

#### WITNESS(ES) Signature, name (in capitals) and address.

(1) 

(2) MICHAEL G STEEL  
SOLICITOR  
EWART PRICE & PARTNERS  
16-18 Church Road  
Welwyn Garden City  
Herts AL8 6PS

(3) MICHAEL G STEEL  
SOLICITOR  
EWART PRICE & PARTNERS  
16-18 Church Road  
Welwyn Garden City  
Herts AL8 6PS

(4) \_\_\_\_\_

