



Registration of a Charge

Company Name: **BE PRESENT LIMITED**

Company Number: **10781193**



XBUN1Z2Y

Received for filing in Electronic Format on the: **06/01/2023**

Details of Charge

Date of creation: **23/12/2022**

Charge code: **1078 1193 0029**

Persons entitled: **PARAGON BANK PLC**

Brief description: **ALL THAT FREEHOLD PROPERTY KNOWN AS 1 THE AVENUE
CAMBRIDGE CB5 8LH**

Contains negative pledge.

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 THE ELECTRONIC COPY INSTRUMENT DELIVERED
AS PART OF THIS APPLICATION FOR REGISTRATION IS A
CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **DEAN JOHNSON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10781193

Charge code: 1078 1193 0029

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd December 2022 and created by BE PRESENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th January 2023 .

Given at Companies House, Cardiff on 9th January 2023

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**

LEGAL CHARGE

July 2020

| | |
|-------------------------------------|---|
| Account number | 5246186 |
| Date | 23 rd December 2022 |
| Lender | Paragon Bank PLC |
| Registered office | 51 Homer Road, Solihull, West Midlands B91 3QJ |
| Registered No. | 05390593 |
| Borrower | Be Present Limited |
| Registration No. (if applicable) | 10781193 |
| Property | 1 The Avenue, Cambridge, CAMBRIDGESHIRE, CB5 8LH |
| Title No. | C13 432 460 (part) |
| 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 [23/12/22] in favour of Paragon Bank PLC Limited referred to in the charges register.

| Borrower / Director / Member 1 |
|--|
| Signature  |
| Name (in BLOCK CAPITALS) Spencer Dunn DIRECTOR |
| Witness |
| Signature  |
| Name (in BLOCK CAPITALS) KATIE LAWTON |
| Address 15 ST PHILIP ST SNI3 OFS |

| Borrower / Director / Member 2 |
|--------------------------------|
| Signature |
| Name (in BLOCK CAPITALS) |
| Witness |
| Signature |
| Name (in BLOCK CAPITALS) |
| Address |


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

| 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 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.