

MR01

Particulars of a charge

laserform



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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 when the charge is
instrument. Use form MR02.

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 the form is 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. It must be scanned and placed on the public record. **Do not send the original instrument.**



RCS *R77N6NYN* 08/06/2018 #2
COMPANIES HOUSE
RCS *R77KOROW* 07/06/2018 #3
COMPANIES HOUSE
A32 *A7743LG1* 31/05/2018 #267
COMPANIES HOUSE

For official use

1 Company details

Company number 0 5 3 9 0 5 9 3

Company name in full Paragon Bank Plc

→ **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 d2 d5 m0 m5 y2 y0 y1 y8 ✓

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 KT Property Developments Limited
Portwall Place, Portwall Lane, Bristol

Name Paragon Bank PLC

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

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4	Brief description <i>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.</i>	<i>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".</i> <i>Please limit the description to the available space.</i>
Brief description	Legal charge over 20 Blackdown Road, Portishead, Bristol BS20 6DN	
5	Other charge or fixed security <i>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.</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6	Floating charge <i>Is the instrument expressed to contain a floating charge? Please tick the appropriate box.</i> <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 <i>Is the floating charge expressed to cover all the property and undertaking of the company?</i> <input type="checkbox"/> Yes	
7	Negative Pledge <i>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.</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8	Trustee statement ① <i>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.</i> <input type="checkbox"/>	① This statement may be filed after the registration of the charge (use form MR06).
9	Signature <i>Please sign the form here.</i> Signature X <i>Dorcasan Permen</i> X <i>This form must be signed by a person with an interest in the charge.</i>	

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 Jason Richardson

Company name Davies & Partners Solicitors Limited

Address 135 Aztec West

Almondsbury

Bristol

Post town

County/Region Avon

Postcode B S 3 2 4 U B

Country

DX 35007 ALMONDSBURY

Telephone 01454 619619

**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

PROFORMA

Company Number 10867741

Company Name KT PROPERTY DEVELOPMENTS LIMITED

Contact Name/ Organisation Mark James / Davies and Partners

Address 135 Aztec West, Almondsbury, Bristol BS32 4UB

The following details will need to be added to, amended or deleted from the Form MR01/LLMR01/MR08/LLMR08

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☒ Company /LLP number
- ☒ Company/LLP name
- ☐ Date of creation of charge
- ☒ Persons entitled to the charge
- ☒ Description of property
- ☐ Fixed charge tick box (applies only to MR01/LLMR01)
- ☐ Floating charge tick box (applies only to MR01/LLMR01)
- ☒ Negative pledge tick box (applies only to MR01/LLMR01)
- ☐ Nature of the charge
(applies only to MR08/LL MR08)
- ☐ Obligations secured by the charge
(applies only to MR08/LL MR08)

- **The following details will need to be added to, amended or deleted from the Form MR02/LLMR02/MR09/LLMR09**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☐ Company /LLP number
- ☐ Company/LLP name
- ☐ Date of creation of charge
- ☐ Date that property or undertaking was acquired

- ☐ Persons entitled to the charge
- ☐ Description of property.
- ☐ Fixed charge tick box (applies only to MR02/LLMR02)
- ☐ Floating charge tick box (applies only to MR02/LLMR02)
- ☐ Negative pledge tick box (applies only to MR02/LLMR02)
- ☐ Nature of the charge
(applies only to MR09/LL MR09)
- ☐ Obligations secured by the charge
(applies only to MR09/LL MR09)

- **The following details will need to be added to, amended or deleted from the Form MR03/MR10/LLMR03/LLMR10**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☐ Company /LLP number
- ☐ Company/LLP name
- ☐ Date of creation of charge
- ☐ Date of resolution or determination
- ☐ Date of covering instrument
- ☐ Names of trustees for debenture holders
- ☐ Description of property.
- ☐ Fixed charge tick box (applies only to MR03/LLMR03)
- ☐ Floating charge tick box (applies only to MR03/LLMR03)
- ☐ Negative pledge tick box (applies only to MR03/LLMR03)
- ☐ Nature of the charge
(applies only to MR10/LL MR10)
- ☐ Obligations secured by the charge
(applies only to MR10/LL MR10)

Please give the instructions in the box below)

The MR01 relating to the legal charge which was created on 25th May 2018 should be corrected as follows.

The company in section 1 should be KT PROPERTY DEVELOPMENTS LIMITED (and not PARAGON BANK PLC).

The company number in section 1 should be 10867741 (and not 05390593)

The chargee in section 3 should be PARAGON BANK PLC (and not KT PROPERTY DEVELOPMENTS LIMITED).

The brief description of the property in section 4 should be 19 BLACKDOWN ROAD, PORTISHEAD, BRISTOL, BS20 6DN (and not 20 BLACKDOWN ROAD, PORTISHEAD, BRISTOL, BS20 6DN).

In section 7 the answer should be YES (and not NO) since the charge does contain a negative pledge.

You are requested and instructed to correct the MR01 accordingly.



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10867741

Charge code: 1086 7741 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th May 2018 and created by KT PROPERTY DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th June 2018.

Given at Companies House, Cardiff on 11th June 2018



Companies House



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

LEGAL CHARGE - Paragon Bank PLC

Account number	5169456		Date	25/05/2018	
Lender	Paragon Bank PLC				
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ			Registered No.	05390593
Borrower	KT Property Developments Limited A Partval Place Partval Lane, Bristol				
Property	19 Blackdown Road Partishead Bristol BS20 6DN			Registration No (if applicable)	10867741
Mortgage Condition	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 [25/05/2018] 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

Borrower / Director / Member 1	Tristan King (Director)	Borrower / Director / Member 2	PAUL TREASURE (Director)
Witness	Signature: [Signature] Name (in BLOCK CAPITALS): TRISTAN KING Address: 1 Tuttleigh House Princes Lane, Clifton, Bristol	Witness	Signature: [Signature] Name (in BLOCK CAPITALS): PAUL TREASURE Address: THE VICARAGE, THE GLEBE, PLYMOUTH, BRISTOL
Borrower / Director / Member 3		Borrower / Director / Member 4	
Witness	Signature: Name (in BLOCK CAPITALS): Address:	Witness	Signature: Name (in BLOCK CAPITALS): Address:

Form of Legal Charge filed at the Land Registry under reference

MD1413H

51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

Tel: 0345 849 4040

0345 849 4041

helpline@paragonbank.co.uk

www.paragonbank.co.uk




Legal charge


Paragon Bank PLC

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

Donna Holmes Dated *30 June 2018*
Solicitors
135 Aztec West, Almondsbury
Bristol BS32 4UB

 0345 849 4040  0345 849 4041

@ btlenquiries@paragonbank.co.uk

 www.paragonbank.co.uk