

016207/23

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 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 charge is
instrument. Use form MR01.



A18
A7Y2VG18
28/01/2019 #3
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration**
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. This will be
scanned and placed on the public record. **Do not send the original.**

1

Company details



Company number 1 1 3 9 8 7 4 2

Company name in full J&A PROPERTY DEVELOPMENTS LIMITED

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 2 1 0 9 2 0 1 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 ☒ PARAGON BANK PLC

Name

Name

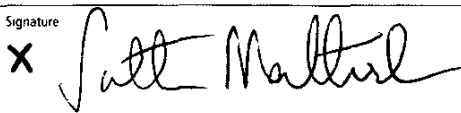
Name

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. Brief description 22 ST GEORGES AVENUE, LONDON NW9 0JU (REGISTERED WITH TITLE NUMBER P117480) ✓	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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8	Trustee statement 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. <input type="checkbox"/>	● This statement may be filed after the registration of the charge (use form MR06)
9	Signature Please sign the form here. 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 **COMFORT OLADELE**

Company name **SUTTON-MATTOCKS LLP**

Address **5 CASTLE ROW**

HORTICULTURAL ROW

Post town **LONDON**

County/Region **GREATER LONDON**

Postcode **W 4 4 J Q**

Country **ENGLAND**

DX

Telephone **020 8 747 2888**



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



CLAIM NUMBER: 1654/2018

**IN THE COUNTY COURT AT CENTRAL LONDON
ROYAL COURTS OF JUSTICE
STRAND, LONDON WC2A 2LL**

District Judge Hart

**In the Matter of J&A Property Developments Limited
and
In the Matter of the Companies Act 2006**



UPON THE APPLICATION by Claim filed on 22 October 2018 of the above-named Company ("the Claimant")

AND UPON HEARING the solicitor for Claimant

AND UPON READING THE EVIDENCE

AND UPON the Court being satisfied that the omission to deliver to the Registrar of Companies pursuant to Section 859A of the Companies Act 2006 the Legal Charge dated 21 September 2018 hereinafter mentioned together with the prescribed particulars thereof, was accidental or due to inadvertence or some other sufficient cause and/or that it is just and equitable to grant relief:

IT IS ORDERED THAT:

Pursuant to Section 89F of the said Act that the time for delivering to the Registrar of Companies for registration of the Legal Charge dated 21 September 2018 with the prescribed particulars thereof is hereby extended to 11 February 2019

AND IT IS ORDERED THAT:

The claimant do deliver an Office Copy of this Order to the Registrar of Companies

AND THIS ORDER is without prejudice to the rights of any person acquired during the period between the date of the creation of the said Legal Charge dated 21 September 2018 and the date of its actual registration

Dated: 21 January 2018 *2019*



To: Sutton-Mattock Solicitors LLP
5 Castle Row
Horticultural Place
London W4 4JQ

Ref: CO/S11458.01



Please address all communications to the Court office at the County Court Central London County, Companies Section, Room 1.05, 1st Floor, Thomas More Building Royal Courts of Justice, Strand, London WC2A 2LL, DX:44450 Strand. The Court Office is open between 9am to 5pm. Court counter opens: 10am to 4:30pm



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11398742

Charge code: 1139 8742 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st September 2018 and created by J&A PROPERTY DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th January 2019.

P

Given at Companies House, Cardiff on 31st January 2019



Companies House



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

JULY 1 2017

Legal charge

Paragon Bank PLC

WE CERTIFY THIS TO BE A
TRUE COPY OF THE ORIGINAL

21/01/2019

SUTTON-MATTOCKS & CO LLP
SOLICITORS
5 CASTLE ROW
HORTICULTURAL PLACE
LONDON W4 4JQ

Sutton Mattocks

Sutton-Mattocks & Co LLP
5 Castle Row
Horticultural Place
Chiswick
London W4 4JQ

0345 849 4040 0345 849 4041

@ btlenquir.es@paragonbank.co.uk

www.paragonbank.co.uk

Account number

51 7 6 0 3 9

Date 21 09 2018

Lender

Paragon Bank PLC

Registered office

51 Homer Road, Solihull, West Midlands B91 3QJ

Registered No. 05390593

Borrower

sn J & A
~~Property Developments Ltd~~ LIMITED *sn*
Registration No. (if applicable)

Property

22 St Georges Avenue
London NW9 0JU

Title No P117480

Mortgage Condition

The Paragon Buy-to-let Mortgage Conditions (Second Edition)

- 1 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.
- 2 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.
- 3 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.
- 4 This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- 5 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 the Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- 6 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 [21 / 09 / 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

[Signature]

Borrower /
Director /
Member 2

Witness

Signature

Name (in BLOCK CAPITALS)

Address

Geraldine McAleese
Geraldine McAleese & Co
Solicitors
82 Grove Park Terrace
Chiswick
London W4 3JJ

Witness

Signature

Name (in BLOCK CAPITALS)

Address

Borrower /
Director /
Member 3

[Signature]

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

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

ACORN15002 07/2017

☎ 0345 849 4040

☎ 0345 849 4041

@ btlenquiries@paragonbank.co.uk

🌐 www.paragonbank.co.uk