



Registration of a Charge

Company Name: **T&E PROPERTY LTD**

Company Number: **11942674**



XC8ZH8DN

Received for filing in Electronic Format on the: **01/08/2023**

Details of Charge

Date of creation: **31/07/2023**

Charge code: **1194 2674 0007**

Persons entitled: **KENSINGTON MORTGAGE COMPANY LIMITED**

Brief description: **APARTMENT 86, THE FITZGERALD, 1 WEST BAR, SHEFFIELD, S3 8PR**

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **O'NEILL PATIENT SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11942674

Charge code: 1194 2674 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st July 2023 and created by T&E PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st August 2023 .

Given at Companies House, Cardiff on 1st August 2023

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006

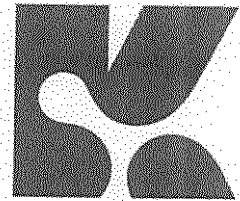


Companies House



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

MORTGAGE DEED



Kensington

This Mortgage Deed is made on the Date between the Borrower(s) and the Company. All capitalised terms in this Deed have the meaning given to them in the Kensington Mortgage Conditions 2020 Ref KMC20 (the **Mortgage Conditions**) unless otherwise defined.

Date (date)	<u>28 July 2023</u> (Insert) 31/07/2023	Mortgage Conditions Kensington Mortgage Company Limited Mortgage Conditions 2020 (the "Mortgage Conditions")
Lender	Kensington Mortgage Company Limited (Company number: 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead, SL6 3QQ and its successors and assigns including any legal and/or equitable assignees of this Mortgage Deed whether by way of security only and those deriving title under it or them ("we" or "us" or "our")	
Property	Property: Freehold/Leasehold land being: Apartment 86, The Fitzgerald, 1 West Bar, Sheffield S3 8PR Registered at the Land Registry with Title Number(s): SYK691549 and shown edged on the plan filed with the Land Registry under the same Title Number (the "Property")	
Mortgagor	Name of company: T&E PROPERTY LTD a limited liability company incorporated under the Companies Act in England and Wales with Company Number: 11942674 having its registered office at: 27, Old Gloucester Street, London, WC1N 3AX 3 Martin Grove, Morden SM4 5AD ("you" or "your")	

1. This Mortgage Deed incorporates the Mortgage Conditions. You agree to be bound by the Mortgage Conditions and the Mortgage Offer. You confirm that you have received a copy of the Mortgage Conditions.
2. You charge the Property with full title guarantee by way of a legal mortgage as continuing security for the payment of the loan (as defined in the Mortgage Conditions) and any other amount you owe us under any other agreement we have (or will have) with you while we still have security over the property (in accordance with condition 11.1 of the Mortgage Conditions).
3. This Mortgage Deed secures further loans (that is, other loans that we make to you at a later date) but does not oblige us to make further loans.

Form of charge filed at H M Land Registry under reference MD682M

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited, Registered in England & Wales; Company No: 3049877. Registered Address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No: 310336). Some investment mortgage contracts are not regulated by the FCA.





4. You apply to the Land Registry for the following restriction to be registered in the Proprietorship Register of the title to the property:
"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 _____ in favour of Kensington Mortgage Company Limited (Company number: 3049877) referred to in the charges register."
5. This Mortgage Deed and our agreement with you are governed by the law of England and Wales.

Warning:

Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower.

You should obtain legal advice before you sign this Mortgage Deed.

<p>Executed as a deed by:</p> <p><u>THE PROPERTY LIMITED</u></p> <p>(name of executing company)</p> <p>Acting by:</p> <p><u>THOMAS BENHAM</u></p> <p>(name of director)</p> <p></p> <p>(signature of director)</p> <p>In the presence of:</p> <p></p> <p>(with <u>Shanzeb Chughtai</u> Solicitor SRA No. 576746</p> <p>(witness address)</p> <p></p>	<p>ALTERNATIVELY</p> <p>Executed as a deed by:</p> <p>_____</p> <p>(name of executing company)</p> <p>Acting by:</p> <p><u>ELISA BENHAM.</u></p> <p>(name of director)</p> <p></p> <p>(signature of director)</p> <p>And:</p> <p>_____</p> <p>(name of director/secretary)</p> <p>_____</p> <p>(signature of director/secretary)</p>
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