



Registration of a Charge

Company Name: SMART PROPERTY LETTINGS AND DEVELOPMENTS LTD Company Number: 12143938

Received for filing in Electronic Format on the: **02/02/2022**

Details of Charge

- Date of creation: **28/01/2022**
- Charge code: 1214 3938 0009
- Persons entitled: **PARATUS AMC LIMITED (T/A FOUNDATION HOME LOANS)**
- Brief description: 4 ALBERT AVENUE, NEWARK NG24 3HE REGISTERED AT H M LAND REGISTRY UNDER TITLE NUMBER NT254047

Contains fixed charge(s).

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: ANNA FUSSEY

Electronically filed document for Company Number:



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12143938

Charge code: 1214 3938 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th January 2022 and created by SMART PROPERTY LETTINGS AND DEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd February 2022.

Given at Companies House, Cardiff on 3rd February 2022

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





Foundation Home Loans

PARATUS AMC LIMITED

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MORTGAGE DEED	Account No.: 205715905	
DATE: 28 January 2022		
THE BORROWER(S):Smart Property Lettings and Developments Ltd		
Company Registration Number (if applicable): 12143938		
THE COMPANY:		
PARATUS AMC LIMITED whose registered office and address for service is 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.		
THE PROPERTY: 4 PLASERT AVENUE, NEWARK, NG24 JHE		
PARATUS AMC LIMITED MORTGAGE CONDITIONS 2017	TITLE NUMBER(S):	
MORIGAGE CONDITIONS 2017	NT 254047	
1. The (i) acknowledges Borrower(s)	acknowledges receipt of the Loan	
	with full title guarantee, charge(s) the Property by way of legal mortgage with the amount owed as defined in the Mortgage Conditions 2017	
	incorporates the Mortgage Conditions 2017 and the borrower(s) acknowledge(s) receipt of a copy thereof	
(ii) is made for sec	curing further advances	
3. The Borrower(s) and the Company he restriction that:	ereby apply to the Chief Land Registrar to enter on the Register a	

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 (*date*) in favour of the Company referred to in the charges registered.

Form of Charge filed at HM Land Registry under reference: MD1426D

Account No.: 205715905

Foundation Home Loans 5 Artington Square Downshire Way Bracknell, Berkshire RG12 1WA Tel: 0344 770 8032 Fax: 0344 770 8022 DX: 122533 Bracknell (2) www.foundationhomeloans.co.uk

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Foundation Home Loans is a trading style of Paratus AMC Limited Registered Office: 5 Arlington Square, Downshire Way, Bracknell, RG12 1WA Registered in England and Wales Company No. 03498004 Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority Registration number 301128 Calls may be monitored and recorded

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SIGNED AS A DEED BY THE BORROWER:

In the presence of: Witness

Borrower Signature	Witness Signature
Print Name	Print Name Address
Borrower Signature	Witness Signature
Print Name	Print Name Address
Borrower Signature	Witness Signature
Print Name	Print Name Address
Borrower Signature	Witness Signature
Print Name	Print Name Address

EXECUTED AS A DEED

BY THE BORROWER acting by:

in the presence of: Witness

Director/Secretary	Witness Signature
×	ANNA FUSSEY
Print Name	Print Name Adie Pepperdine Ltd
	3 The Landings
CRAIG ANTONY BODDY	Address Burton Waters
	Lincoln
Director/Secretary	Witness Signature
+ X Rodali	ANNA FUSSEY
Print Name	Adio Dopperdine 10
	Print Name 3 The Landings
LAUREN MARIE BODDY	Address Burton Waters
	Lincoln
	LN1 2TU

Account No.: 205715905

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