

Registration of a Charge

Company Name: ADB ESTATES LTD

Company Number: 12254464

Received for filing in Electronic Format on the: 18/12/2023

Details of Charge

Date of creation: 15/12/2023

Charge code: 1225 4464 0004

Persons entitled: FLEET MORTGAGES LIMITED

Brief description: FLAT 2, LINGWOODS, 99 MAIN ROAD, CHELMSFORD, CM3 4DL AS

REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER AA59286.

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: CAROLINE WEBB



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12254464

Charge code: 1225 4464 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th December 2023 and created by ADB ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th December 2023.

Given at Companies House, Cardiff on 20th December 2023

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

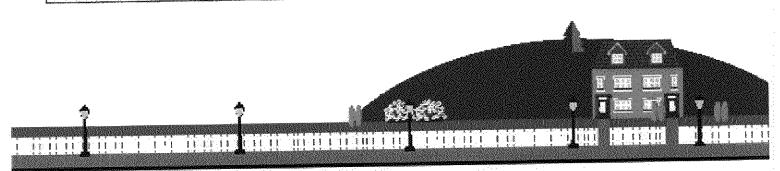






Mortgage Deed

15DECEMBER 2023 Date: Account No: 1100080006 we, us and our means Fleet Mortgages Limited of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the mortgage documents (including as a result of a mortgage transfer, a merger or consolidation with another person, a take-over and/or a group re-organisation) (each being a mortgagee). conditions means: Fleet Mortgages - Mortgage Conditions 2022 - Version 4 You and your means: (insert full name and address of each borrower) ADB Estates Ltd of 40 Maltese Road, Chelmsford, CM1 2PA (2) (3) (4)and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the property passes) (each being a mortgagor and borrower). TITLE NO: The property means: AA59286 Flat 2, Lingwoods, 99 Main Road Chelmsford Postcode: CM3 4DL Including existing and future fixtures, fittings, alterations and additions. This mortgage deed is made on the above Date between you as mortgagor(s) and us as mortgagee: 1. In this Mortgage Deed, a number of words and phrases are printed in bold type because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in bold type is explained in the conditions. 2. This mortgage deed incorporates all of the provisions set out in the conditions and the mortgage offer. 3. You acknowledge receipt of:-3.1 the initial advance: 3.2 a copy of the conditions; 3.3 the mortgage offer, and 3.4 the latest edition of the tariff. Form of charge filed at HM Land Registry under reference MD1443C





Mortgage Deed

- **4. You** charge to **us** with full title guarantee as continuing security for the payment and discharge of all the **secured liabilities**:-
 - 4.1 the property by way of legal mortgage; and 4.2 the ancillary assets by way of fixed charge.
- 5. This mortgage deed secures further advances if we make them but we are not obliged to do so.
- **6.** You consent to and apply for the registration of the following restriction against title to the property: "No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this registration is to be registered without written consent signed by the proprietor for the time being of the charge dated [15/12/2023] in favour of Fleet Mortgages Limited referred to in the charges register."
- 7. This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

This is an important legal document.

If you sign this document you will be legally bound by the mortgage documents. We will be entitled to enforce our rights against you and the property if you fail to comply with your obligations under the mortgage documents.

Please note that brokers, other intermediaries or persons who may have introduced **you** to **us** and/or provided **you** with assistance, advice or other services in connection with **your** mortgage **advance** are not **our** agents and have no authority from us to make representations as to the effect of the **mortgage documents**, **your** liabilities under them or their suitability for **you**. No one other than a member of our staff has any authority to provide **you** with information on **our** behalf to **you** about the **mortgage documents**.

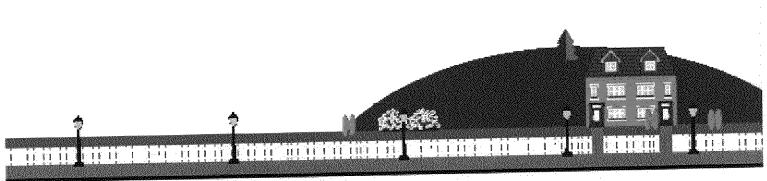
Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **mortgage documents**. Therefore, **you** must not rely upon any of that superseded information.

You should not sign this document unless: **you** have read and understood the mortgage documents, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the **mortgage documents**.

IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.

Signed and delivered as a deed by each of you on the Date stated at the start of this mortgage deed as follows:

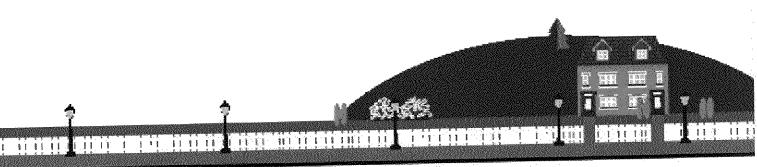
Each signature to be separately witnessed but the witness can be the same person. Each witness must be at least 18 years old, not be a borrower or a guarantor, and not be a relative, spouse, civil partner or co-habitee of a borrower or a guarantor, and not reside in the **property**.





Use the following where a borrower is an individual:

signed as a deed by you as a borrower:	in the presence of the following witness:	
Your signature:	Signature of witness:	WWW.DCGTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTT
our full name love Barry App	Full name of witness in block capitals:	SEGGEST AND TO COMPANY
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		MINISTER STREET, STREE
Signed as a deed by you as a borrower:	in the presence of the following witness:	
Your signature:	Signature of witness:	ggacooviete+py-akirikarniteteddi
Your full name in block capitals:	Full name of witness in block capitals:	colipsticules existence with the collection of t
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Your signature:	Signature of witness: Full name of witness in block capitals:	
Your full name in block capitals:	Signature of witness: Full name of witness in block capitals: Address of witness:	
Your signature: Your full name in block capitals: Signed as a deed by you as a borrower: Your signature: Your full name	Signature of witness: Full name of witness in block capitals: Address of witness: in the presence of the following witness:	
Your full name in block capitals: Signed as a deed by you as a borrower: Your signature:	Signature of witness: Full name of witness in block capitals: Address of witness: in the presence of the following witness: Signature of witness: Full name of witness:	



Use the following (as appropriate) where a borrower is a company:



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