



Registration of a Charge

Company Name: **PAXSOLE LIMITED**

Company Number: **02341145**



Received for filing in Electronic Format on the: **30/08/2023**

XCAZHRUO

Details of Charge

Date of creation: **25/08/2023**

Charge code: **0234 1145 0028**

Persons entitled: **SPRING FINANCE LIMITED**

Brief description: **FREEHOLD PROPERTY - 2 MOUNT STREET PLYMOUTH PL4 8NZ - TITLE NO: DN31599**

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 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: **DAVID EDER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 2341145

Charge code: 0234 1145 0028

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th August 2023 and created by PAXSOLE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th August 2023 .

Given at Companies House, Cardiff on 31st 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

This Mortgage Deed is made on 25 August 2023 between the Chargor and the Lender

Lender:

Spring Finance Limited (Company No 03709012) whose registered office is at 3 Theobald Court, Theobald Street, Borehamwood, England WD6 4RN

Chargor(s):

Paxsole Limited (Company No 02341145) whose registered office is at 22 Wrenn House Brasenose Drive, Flat 22, London, England, SW13 8NN

Borrower(s) (if different to the Chargor):

N/A

Property:

2 Mount Street, Plymouth PL4 8NZ

Title Number(s):

DN31599

Offer Letter

The Offer Letter from the Lender to the Borrower dated on or before the date hereof

The Chargor(s) named above acknowledges receipt of the Loan and as continuing security for the payment and discharge of the Secured Liabilities:

- 1 as legal owner and with full title guarantee:
 - a. charges the Property by way of a first legal mortgage in favour of the Lender;
 - b. charges by way of fixed charge all of its present and future rights, title, and interest in the Property and all the Related Rights to the Lender; and
 - c. assigns to the Lender absolutely all the Related Rights (subject to such rights being re-assigned to the Chargor upon irrevocable discharge of the Secured Liabilities).
- 2 agrees that this Mortgage Deed is capable of securing further advances and new advances pursuant to the Loan Agreement or otherwise. The Lender is, however, under no obligation to make further or new advances.
- 3 consents to an application being made by the Lender to the Land Registrar for the following restriction to be entered in the proprietorship register of any registered land forming part of 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 restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of Spring Finance Limited referred to in the charges register".
- 4 agrees that the Conditions and Offer Letter are incorporated into and form part of this Mortgage Deed and acknowledges receipt of a copy of the Conditions and Offer Letter and confirms that they have read the documents.
- 5 agrees that this Mortgage Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.

NOTE:

- 1 The Conditions mentioned above are the Loan and Mortgage Conditions Version 2 2022 - Bridging (as the same may be amended or replaced by the Lender from time to time) which are incorporated into and form part of this Mortgage Deed. **THESE CONDITIONS SHOULD BE GIVEN TO YOU BEFORE YOU SIGN THIS MORTGAGE DEED. IF THEY HAVE NOT BEEN PROVIDED TO YOU, DO NOT SIGN THIS MORTGAGE DEED.**
- 2 All capitalised terms are defined in the Conditions.

This Mortgage Deed has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this Mortgage Deed.

We hereby certify
this is a true copy
of the original
Harold Benjamin
Solicitors

redacted
HB
30/08/23

Harold Benjamin Solicitor
Hygeia Building
66-68 College Road
Harrow, HA1 1BE
Tel: 020 8422 5678

THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT YOU TAKE INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE SIGNING THIS DEED.

Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by Paxsole Limited
acting by its Director, Nicholas Howard
Hartley-Aldred

NICHOLAS HARTLEY-ALDRED
Name of Director

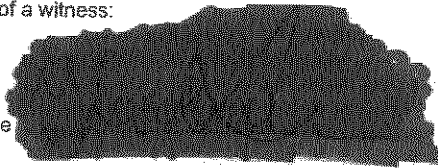
Signature of Director



Howard

In the presence of a witness:

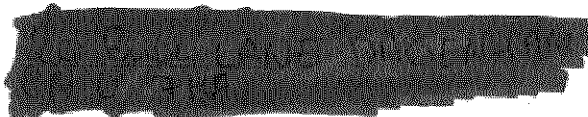
Witness signature



Witness name

KAROLINA GIEDIMINAITĖ

Witness address



Witness occupation

