



Registration of a Charge

Company name: **MANN PROPERTIES LIMITED**

Company number: **03200659**



X742M1FT

Received for Electronic Filing: **17/04/2018**

Details of Charge

Date of creation: **13/04/2018**

Charge code: **0320 0659 0008**

Persons entitled: **LENDINVEST BTL LIMITED**

Brief description: **QUERNEBY HOUSE, 24 QUERNEBY ROAD, NOTTINGHAM NG3 5HY**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

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: **LIGHTFOOTS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3200659

Charge code: 0320 0659 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th April 2018 and created by MANN PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th April 2018 .

Given at Companies House, Cardiff on 19th April 2018

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

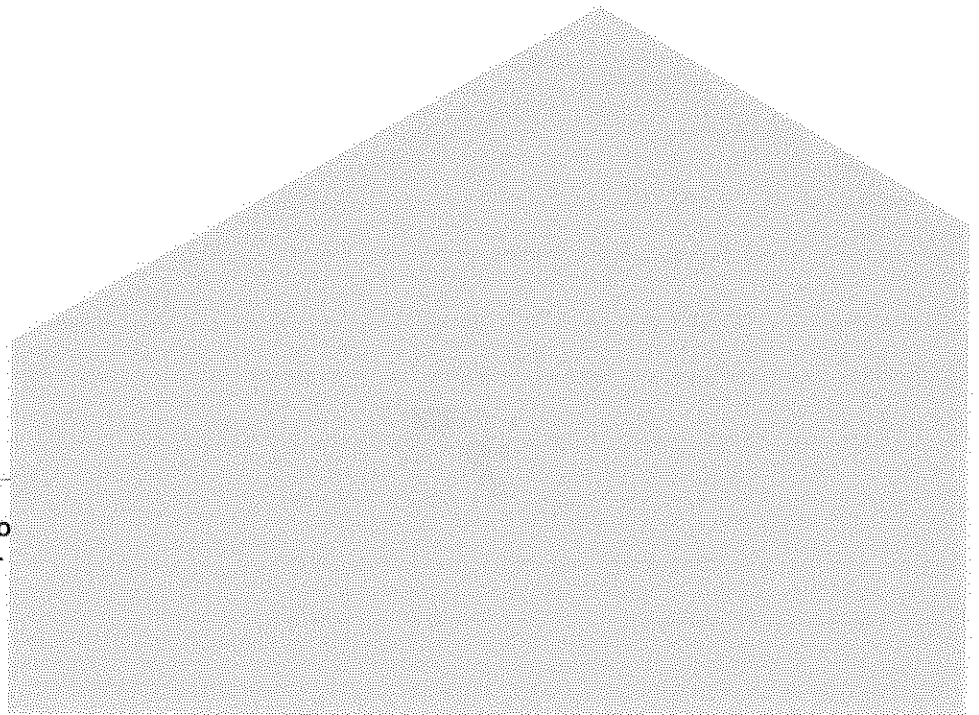


LendInvest Debenture (Buy-to-Let)

England & Wales

1

0800 130 3388 | lendinvest.co
Two Fitzroy Place, 8 Mortimer



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

By this *Debenture* made on 19th day of April 2018 by you:

BOX A (Chargor details)

Mann Properties Limited
of
19 Humberston Road, Wollaton, Nottingham, Nottinghamshire NG8 2SU
with registered number 03200659

in favour of *us*, LendInvest BTL Limited (company number: 10845703) of 8 Mortimer Street, London, England, W1T 3JJ, *you* charge the *Charged Property* to secure *your* liabilities to the *us* on the terms which appear in this *Debenture* (including the *Debenture Conditions*).

BOX B (Details of certain specific Charged Property)

Assigned Contract(s): *Not applicable*

Designated Account(s): *Not applicable*

BOX C (Details of the Property to which the Mortgage Debt relates)

Address of Property: Querneby House, 24 Querneby Road, Nottingham NG3 5HY
Title number: NT266786

- (1) This *Debenture* incorporates the Debenture General Conditions (Buy-to-Let) 2017 (the **Debenture Conditions**). *You* acknowledge that *you* have received a copy of the Debenture Conditions and agree that *you* will observe and perform them.
- (2) Terms in italics used in this *Debenture* are defined in or, as applicable, interpreted in accordance with, the Debenture Conditions.
- (3) *You* undertake to pay *us*, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
 - (A) *you* charge to *us*:
 - (i) by way of fixed charge:
 - (a) all of *your* present and future interest in or over any freehold, leasehold or commonhold property (whether registered or unregistered) not otherwise effectively mortgaged or charged under the Mortgage Deed together with all building and fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property and all rights in respect of that property;
 - (b) all licences, consents and authorisations (statutory or otherwise) held or required in connection with *your* business or the use of any Charged Property, and all rights in connection with them;
 - (c) all of *your* present and future goodwill;
 - (d) all of *your* present and future uncalled capital;
 - (e) all of *your* Equipment;
 - (f) all of *your* Intellectual Property;
 - (g) all of *your* Book Debts;
 - (h) all of *your* Investments; and
 - (i) all monies from time to time standing to the credit of *your* accounts with any bank, financial institution or other person (including, if applicable, each Designated Account);
 - (B) *you* assign to *us* absolutely (subject to such rights being re-assigned to *you* at the end of the *Security Period*):
 - (i) all of *your* Insurance Policy Rights;
 - (ii) the benefit of each *Assigned Contract* and the benefit of any guarantee or security for the performance of each *Assigned Contract*; and

24 Quernby Road.



EXECUTION PAGE TO DEBENTURE

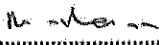
THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Where you are a limited company and are signing by two directors or one director and the company secretary

Executed as a deed by Mann Properties Limited

acting by two Directors or a Director and its Secretary

MANMOHAN MANN
.....
Name of Director


.....
Signature of Director

KAMWALJIT MANN
.....
Name of Director/
Secretary

K. Mann
.....
Signature of Director/
Secretary