

MR01

Particulars of a charge



Companies House

100749/13

A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

This form **must be delivered to the Registrar for registration with
21 days** beginning with the day after the date of creation of the charge
delivered outside of the 21 days it will be rejected unless it is accompan
court order extending the time for delivery



You must enclose a certified copy of the instrument with this form This
scanned and placed on the public record **Do not send the original**

TUESDAY



A57N34XH

A09

24/05/2016

#319

COMPANIES HOUSE

1 Company details

Company number 0 9 4 8 8 6 4 7

Company name in full TMW HOMES LIMITED

2 ☐ ☐ ☐ ☐ for official use

Filing in this form
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 2 3 0 5 2 0 1 6

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name FLEET MORTGAGES LIMITED

Name

Name

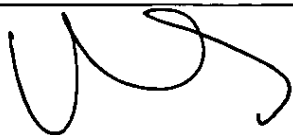
Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

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Particulars of a charge

4	Brief description	
Brief description	Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument" Please limit the description to the available space
	FREEHOLD PROPERTY KNOWN AS 94 WARWICK ROAD, LONDON E15 4LA BY WAY OF FIXED CHARGE INCLUDING EXISTING AND FUTURE FIXTURES, FITTINGS, ALTERATIONS AND ADDITIONS	
5	Other charge or fixed security	
	Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge	
	Is the instrument expressed to contain a floating charge? Please tick the appropriate box <input checked="" type="checkbox"/> Yes Continue <input type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input checked="" type="checkbox"/> Yes	
7	Negative Pledge	
	Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8	Trustee statement ^①	
	You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge <input type="checkbox"/>	^① This statement may be filed after the registration of the charge (use form MR06)
9	Signature	
Signature	Please sign the form here <div style="border: 1px solid black; padding: 5px; display: flex; align-items: center;"> X  X </div> This form must be signed by a person with an interest in the charge	

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Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Azhar Hussain**

Company name **Woodgrange Solicitors LLP**

Address **46 Woodgrange Road**

Forest Gate

Post town

County/Region

Postcode **E 7 0 Q H**

Country **UNITED KINGDOM**

DX **52108 FOREST GATE**

Telephone **020 8534 2400**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below.

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff

For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9488647

Charge code: 0948 8647 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd May 2016 and created by TMW HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th May 2016.

DX

Given at Companies House, Cardiff on 1st June 2016



Companies House



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

Mortgage Deed.

Account No

1100007093

Date

23/05/2016

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 reorganisation) (each being a mortgagee)

conditions means Fleet Mortgages - Mortgage Conditions 2014 - Version 2

you and your means (insert full name and address of each borrower)

(1) TMW HOMES LIMITED (COMPANY REGN. 9488647) of
32 EDWIN STREET LONDON E16 1QA

(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)

The **property** means

94 WARWICK ROAD TITLE NO EGL124834
LONDON

Postcode E15 4LA

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**
- 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,
 - 4.2 the **ancillary assets** by way of fixed charge, and
 - 4.3 (if **you** are a body corporate only) **your** business and all **your** other assets present and future by way of floating charge
- 5 This mortgage deed secures **further advances** if **we** make them but **we** are not obliged to do so

I CERTIFY THIS TO BE
A TRUE COPY OF THE
ORIGINAL

Azhar Hussain
Senior Partner
Woodgrange Solicitors LLP
46 Woodgrange Road
London E7 0QH
DX 52108 Forest Gate
Tel: +44 (0) 20 8534 2400
Fax: +44 (0) 20 8534 3600

23/05/2016



Mortgage Deed.

- 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 [23/5/16] 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 top of this mortgage deed
Individual(s)

Each signature to be separately witnessed but the witness can be the same person. Each witness must be over 18 years, not be a relative of a borrower and not reside in the property.

SIGNATURE(S)

(1)

(2)

(3)

(4)

WITNESS(ES) Signature, name (in capitals) and address.

(1)

SIDRA REHMAN
WOODGRANGE SOLICITOR
46 WOODGRANGE ROAD
LONDON E7 0QH

(2)

SIDRA REHMAN
WOODGRANGE SOLICITOR
46 WOODGRANGE ROAD
LONDON E7 0QH

(3)

(4)

