



**Registration of a Charge**

Company Name: **A ONE PROPERTIES (GREATER LONDON) LTD**

Company Number: **10134766**



Received for filing in Electronic Format on the: **29/02/2024**

XCXXA180

**Details of Charge**

Date of creation: **29/02/2024**

Charge code: **1013 4766 0003**

Persons entitled: **PARAGON BANK PLC**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 215 WANSTEAD PARK ROAD  
ILFORD IG1 3TP REGISTERED UNDER TITLE NUMBER NGL194014**

**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: **SANGEET BHATTI**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 10134766

Charge code: 1013 4766 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th February 2024 and created by A ONE PROPERTIES (GREATER LONDON) LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th February 2024 .

Given at Companies House, Cardiff on 3rd March 2024

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**

**LEGAL CHARGE**

July 2020

Account number	[REDACTED]
Date	29 February 2024
Lender	Paragon Bank PLC
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ
Registered No.	05390593
Borrower	A One Properties (Greater London) Ltd
Registration No. (if applicable)	10134766
Property	215 Wanstead Park Road, ILFORD, IG1 3TP
Title No.	NGL194014
Mortgage Conditions	The Paragon Buy-to-let Mortgage Conditions (Second Edition)

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect that 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 [ ] in favour of Paragon Bank PLC Limited referred to in the charges register.

We hereby certify  
this to be a true copy  
of the original

Harold Benjamin  
Hygeia Building  
4<sup>th</sup> Floor  
66-68 College Road  
Harrow, HA1 1BE

[Signature]

29-2-2024

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

<b>Borrower / Director / Member 1</b>	
Signature	[Redacted]
Name (in BLOCK CAPITALS)	IQBAL HAFEEZ SHEHZAD
<b>Witness</b>	
Signature	[Redacted]
Name (in BLOCK CAPITALS)	FARRUKH HAFEEZ
Address	[Redacted]

<b>Borrower / Director / Member 2</b>	
Signature	[Redacted]
Name (in BLOCK CAPITALS)	KOKAB AWAN
<b>Witness</b>	
Signature	[Redacted]
Name (in BLOCK CAPITALS)	FARRUKH HAFEEZ
Address	[Redacted]

<b>Borrower / Director / Member 3</b>	
Signature	
Name (in BLOCK CAPITALS)	
<b>Witness</b>	
Signature	
Name (in BLOCK CAPITALS)	
Address	

<b>Borrower / Director / Member 4</b>	
Signature	
Name (in BLOCK CAPITALS)	
<b>Witness</b>	
Signature	
Name (in BLOCK CAPITALS)	
Address	

Form of Legal Charge filed at the Land Registry under reference MD1413H

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

2205-1 (07/2020)

☎ 0345 849 4040

✉ [btlenquiries@paragonbank.co.uk](mailto:btlenquiries@paragonbank.co.uk)

🌐 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.