



Registration of a Charge

Company name: **IFIEN LIMITED**

Company number: **10918291**



X8289QV7

Received for Electronic Filing: **29/03/2019**

Details of Charge

Date of creation: **29/03/2019**

Charge code: **1091 8291 0002**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **PART OF 197 SHIRLEY ROAD CROYDON CRO 8SB**

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: **JANE HOLROYD**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10918291

Charge code: 1091 8291 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th March 2019 and created by IFIEN LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th March 2019 .

Given at Companies House, Cardiff on 1st April 2019

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**

Account No: 1100024860

Date: 29 March 2019

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 2014 - Version 2

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

- (1) Ifien Limited whose registered office is The
- (2) Garden House, Woods Lane, Merton Woodbridge,
- (3) IP12 1PQ
- (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:

Pat of
TITLE NO: S469127

197 Shirey Road
Croydon

Postcode: CR0 8SB as shown edged red on the
including existing and future fixtures, fittings, alterations and additions. attached
plan

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**.

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 [] 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 (as appropriate) where a borrower is a company:

Signed as a deed by **you** as a borrower:
acting by one of its directors:

and another of its directors or its company secretary:

Director signature: _____

Full name in block
capitals: _____

Director

Director/company
secretary signature: _____

Full name in block
capitals: _____

Director/Company Secretary

Signed as a deed by **you** as a borrower:
acting by a director:

in the presence of the following witness: r

Director signature: Stuart Eley

Full name in block

capitals:

STUART EDWARD
JAMES ELEY
Director

Signature of witness: Jason Finch

Full name in block

capitals:

JASON FINCH

Address of witness:

HALL BARN
EASTON GREEN
KETTLEBURGH
SUFFOLK
IP13 7FA

Signed as a deed by **you** as a borrower:
its common seal was affixed:

in the presence of the following:

Common seal:

Director signature: _____

Full name in block
capitals: _____

Director

Director/company
secretary signature: _____

Full name in block
capitals: _____

Director/Company Secretary