

MR01

Particulars of a charge

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Oyez



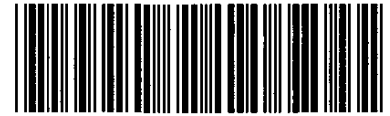
Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

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

☒ **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  
instrument. Use form MR08.

WEDNESDAY



A20 \*A7Z7QE7U\* #200  
13/02/2019  
COMPANIES HOUSE

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

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

1

Company details

Company number 1 1 3 6 8 1 3 1  
Company name in full TM INVESTMENTS GROUP LIMITED

2

For official use

**Filling 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 0 8 0 2 2 0 1 9

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 THE MORTGAGE WORKS (UK) PLC

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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4

**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.

Brief description

95 SEAGO STREET  
LOWESTOFT  
NR32 2DT  
TITLE NUMBER: SK74811

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.

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.

☐ Yes

☒ No

6

**Floating charge**

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ 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.

☐ Yes

☒ No

8

**Trustee statement**

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.

☐

<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).

9

**Signature**

Please sign the form here.

Signature

Signature

X  X

This form must be signed by a person with an interest in the charge.

# MR01

## 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

Company name

RMNJ Solicitors

Address

63 Hamilton Square

Birkenhead

Wirral

Post town

County/Region

Postcode

C H 4 1 5 J F

Country

DX

730420 Birkenhead 14

Telephone

0151 647 0000



### 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 £23 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.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)



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

Company number: 11368131

Charge code: 1136 8131 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th February 2019 and created by TM INVESTMENTS GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th February 2019.

DX

Given at Companies House, Cardiff on 18th February 2019



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

# Mortgage Deed

<b>Date:</b> 8 <sup>th</sup> February 2019
<b>Company:</b> The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW
<b>Mortgage Conditions:</b> The Company's Mortgage Conditions 2009
<b>Borrower:</b> TM INVESTMENTS GROUP LIMITED
<b>Property:</b> 95 SEAGO STREET, LONDON <b>Title No:</b> SK74811

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower.  
The Borrower hereby acknowledges receipt of:-
  - 1.1 the advance (as defined in the Mortgage Conditions) or where the advance is made in instalments the first instalment of the advance; and
  - 1.2 a copy of the Mortgage Conditions and confirms that he has read and understands them.
2. The Borrower with full title guarantee charges to the Company with the payment of all moneys payable by the Borrower to the Company under the Mortgage Conditions:-
  - 2.1 by way of legal mortgage the Property.
  - 2.2 by way of fixed charge all shares rights benefit and advantages at any time arising and/or vested in the Borrower in:-
    - a) any residents' or management company connected with the Property;
    - b) any company in which the reversion immediately expectant upon the determination of the term created by any lease under which the Property is held is vested.
  - 2.3 by way of mortgage the benefit of the landlord to and in the occupation leases (as defined in the Mortgage Conditions) and the rents (as defined in the Mortgage Conditions) together with the benefit of any guarantees, indemnities, rent deposits or other security held from time to time in respect of any of the occupation leases provided that nothing in this subclause shall constitute the Company as mortgagee in possession.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title referred to above:  
 "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 [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with condition 4.9 of the Mortgage Conditions.  
 Signed as a deed by the Borrower in the presence of the Witness.

Borrower	Witness (signature, name and address) (each Borrower's signature must be separately witnessed)
<b>Signature</b> 	<b>Signature</b> <b>Name/Address</b> Shane Nichols 62 Niffield Close Eastle
<b>Signature</b> 	<b>Signature</b> 
<b>Signature</b> 	<b>Name/Address</b> 
<b>Signature</b> 	<b>Signature</b> 
	<b>Name/Address</b> 

Form of charge filed at HM Land Registry under reference MD842L

We certify this to be a  
true copy of the original-RMN

02/02/19