### Registration of a Charge

Company name: M & A INVESTMENT PROPERTY LIMITED

Company number: 11847799

Received for Electronic Filing: 08/02/2021



### **Details of Charge**

Date of creation: 05/02/2021

Charge code: 1184 7799 0003

Persons entitled: FLEET MORTGAGES LIMITED

Brief description: 41 ESTCOURT ROAD, SALISBURY, SP1 3AS

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: BLACKS SOLICITORS



# CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11847799

Charge code: 1184 7799 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th February 2021 and created by M & A INVESTMENT PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th February 2021.

Given at Companies House, Cardiff on 9th February 2021

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006

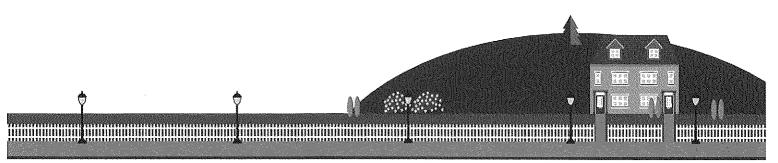








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### Mortgage Deed



- 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 [S[2]2] 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**.

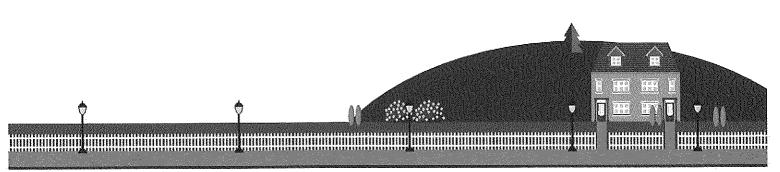
Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **mortgage documents**. Therefore, **you** must not rely upon any of that superseded information.

**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 where a borrower is an individual:

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Your signature:  Your full name in block capitals:  Signed as a deed by you as a borrower.  Your signature:  Your full name		Signature of witness:  Full name of witness in block capitals:  Address of witness:  in the presence of the following witness:  Full name of witness in block capitals:	



## Using the following (as appropriate) where a borrower is a company:

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		No.	Address of witness:	Richard Griffiths & Co
				Solicitors
				50 High Street
				Salisbury Wiltsbire
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