

MR01

Particulars of a charge

✓ 000509/23
Oyez

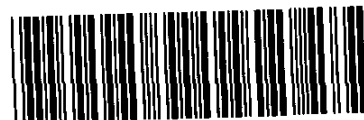


Go online to file this information
www.gov.uk/companieshouse

A fee is payable with
Please see 'How to pay'

✓ **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 the
instrument. Use form M



A11 *A93XDLFT* #114
28/04/2020
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.**

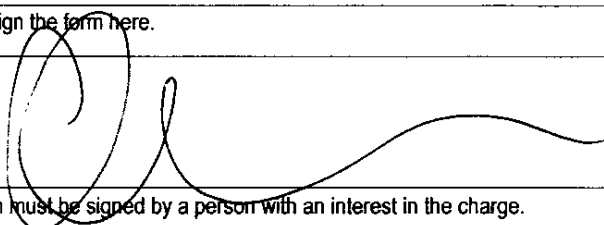
1	Company details	0003 For official use
Company number	1 2 0 7 3 4 1 8	► Filing in this form Please complete in typescript or in bold black capitals. All fields are mandatory unless specified or indicated by *
Company name in full	AAA Homes and Property Limited	

2	Charge creation date
Charge creation date	23 04 2020 ✓

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	Paragon Bank plc ✓
Name	
Name	
Name	
If there are more than four names, please supply any four of these names then tick the statement below.	
<input type="checkbox"/> I confirm that there are more than four persons, security agents or trustees entitled to the charge.	

MR01

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4	Brief description	<p>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.</p>	<p>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".</p> <p>Please limit the description to the available space.</p>
	Brief description	86 Oakleigh Road South Brunswick Park London N11 1LA	
5	Other charge or fixed security	<p>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.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
6	Floating charge	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes Continue</p> <p><input checked="" type="checkbox"/> No Go to Section 7</p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p>	
7	Negative Pledge	<p>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.</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	
8	Trustee statement ¹	<p>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.</p> <p><input type="checkbox"/></p>	<p>¹ This statement may be filed after the registration of the charge (use form MR06).</p>
9	Signature	<p>Please sign the form here.</p> <p>Signature</p> <p>X  X</p> <p>This form must be signed by a person with an interest in the charge.</p>	

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
Simon Nosworthy

Company name
Osbornes Law

Address
Livery House

7 - 9 Pratt Street

London

Post town

County/Region

Postcode
N W 1 O A E

County

DX
DX 57053 Camden Town

Telephone
020 7485 8811



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 or email 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



Peterboat Close, London SE10 0PX
www.oyezforms.co.uk

CHFP041 06/16 Version 2.1

Companies MR01

6.2016

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MR01/3



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12073418

Charge code: 1207 3418 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd April 2020 and created by AAA HOMES AND PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th April 2020.

Dy

Given at Companies House, Cardiff on 1st May 2020



Companies House



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

LEGAL CHARGE

February 2019

Account number	5191442
Date	23.1 April 2020
Lender	Paragon Bank PLC
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ
Registered No.	05390593
Borrower	AAA Homes and Property Limited
Registration No. (if applicable)	12073418
Property	86 Oakleigh Road South, Brunswick Park, London, N11 1LA
Title No.	NGL 736337
Mortgage Conditions	The Paragon Buy-to-let Mortgage Conditions (Second Edition)


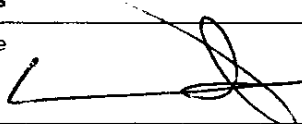
- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower 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 [23 104 12020] in favour of Paragon Bank PLC Limited referred to in the charges register.


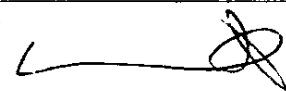
I, Simon Nisworthy, of Osbornes Solicitors LLP, certify that this is a true copy of the original

SIMON NISWORTHY
OSBORNES SOLICITORS LLP
7-9 PRATT STREET
LONDON NW1 0AF

23/4/2020

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

Borrower / Director / Member 1
Signature 
Name (in BLOCK CAPITALS) Donna Cunningham
Witness
Signature 
Name (in BLOCK CAPITALS) SIMON NOSWORTHY
Address LIBRARY HOUSE, 7-9 PRATT STREET LONDON NW1 0AE

Borrower / Director / Member 2
Signature 
Name (in BLOCK CAPITALS) MICHAEL CUNNINGHAM
Witness
Signature 
Name (in BLOCK CAPITALS) SIMON NOSWORTHY
Address LIBRARY HOUSE 7-9 PRATT STREET LONDON NW1 0AE

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

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

Form of Legal Charge filed at the Land Registry under reference

MD1413H

I, Simon Nosworthy of Osbornes Solicitors LLP, certify that this is a true copy of the original

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

649-1 (01/2019)

0345 849 4040



0345 849 4041



btlenquiries@paragonbank.co.uk



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.

Legal charge

SIMON NOSWORTHY
OSBORNES SOLICITORS LLP
7-9 PRATT STREET
LONDON NW1 0AE

Page 2 of 2

23/4/2020