

MR01

Particulars of a charge



Companies House



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A fee is be payable wit
Please see 'How to pay' o

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COMPANIES HOUSE

☒ **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**
You may not use this form
to register a charge where t
instrument. Use form MR

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 2 3 1 5 2 8 2

Company name in full ENS PROPERTIES LTD

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 3 1 0 3 2 0 2 2

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 State Bank of India (UK) Limited

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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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

FLAT 7, CHRISTOPHER COURT, ASHBURTON ROAD,
CROYDON, CR0 6AN

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 ^①

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.

☐

^① 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.

MRO1

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 Zehra Naz Razaq

Company name LONDON SOLICITORS

Address UNIT 3

FOUNTAYNE BUSINESS CENTRE

BROAD LANE

Post town TOTTENHAM

County/Region

Postcode N 1 5 4 A G

Country UNITED KINGDOM

DX NLA

Telephone 02088081285

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



PO Box 1018
Ipswich
Suffolk
IP1 9WU

Telephone: 0344 967 1860

BTL MORTGAGE DEED

MORTGAGOR: ENS PROPERTIES LTD whose registered office is at/address
for service is Kemp House, 160 City Road, London UK, EC1V 2NX

and which is registered with Company Number 12315282

or Limited Liability Partnership Number _____ OR

_____ whose address for service is _____

BANK: **State Bank of India (UK) Limited** whose principal place of business is at 15
King Street, London, EC2V 8EA. Registration number: 10436460. Address for
service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich,
Suffolk, IP1 9WU.

Authorised by Prudential Regulation Authority and regulated by the Financial
Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK)
Limited is entered on the Financial Services Register and its registration number is
757156

DATE:

31/03/2022

THIS DEED WITNESSES as follows:

1. MORTGAGE DEED

The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the Property")

2. COVENANT TO PAY

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance with their respective terms.

3. APPLICATION TO THE LAND REGISTRY

The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of the Property:

I, Certify this to be a true copy of the original document
as seen by me:

Name: Zehra Razaq

Date: 8/4/2022

Unit 3, Fontagne Business Centre, Broad Lane, Tottenham N15 4AG
Solicitor



PO Box 1018
Ipswich
Suffolk
IP1 9WU

Telephone: 0344 967 1860

"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 [date of this Mortgage Deed] in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."

4. BTL MORTGAGE CONDITIONS

The State Bank of India (UK) Limited BTL Mortgage Conditions (2018) ("the Mortgage Conditions") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgage Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

THIS MORTGAGE DEED has been executed as, and is intended to take effect as, a deed by the/each Mortgagor with effect from the date written above.



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

SCHEDULE

Property

Freehold/Leasehold land known as Flat 7, Christopher Court, Ashburton Road, Croydon CR0 6AN

Registered under Title No SY254432

EXECUTION PAGE

SIGNED as a DEED by the said [NAME]

Szymon Zdobych x *Szymon Zdobych*

in the presence of:

WITNESS Signature:

Name:

Address:

Occupation:

G. Gawlowski
Flat 1, 13 Lebanon Rd
Croydon CR0 6UT
Legal PA

SIGNED as a DEED by the said [NAME]

ERICA WRIGHT x *E. Wright*

in the presence of:

WITNESS Signature:

Name:

Address:

Occupation:

EDWARD GUINTERO
FLAT 1 13 LEBANON ROAD
CR0 6UT
CLEANER SUP.

EXECUTED as a DEED by

)

)

Acting by

[two Directors] [by one Director and the
Company Secretary] [by one Director
in the presence of the Witness named
below].

)

)

)

Director/Secretary

EXECUTED as a DEED by

)

acting by

)

, Member and

)

, Member

)

Signature of Member

Member

Signature of Member

Member



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12315282

Charge code: 1231 528 2 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2022 and created by ENS PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th April 2022 .

Given at Companies House, Cardiff on 14th April 2022



Companies House



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