In accordance with Sections 859A and 859J of the Companies Act 2006.

MR01
Particulars of a charge

Companies House

001947-23

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

A fee is be payable with this form
Please see 'How to pay' on the last page.

✓ **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 no instrument. Use form MR08.

For further information, please refer to our guidance at:
www.gov.uk/companieshouse

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

You **must** enclose a certified copy of the instrument with this form scanned and placed on the public record. **Do not send the origi**

FRIDAY

ACVII736
A9 26/01/2024 #117
COMPANIES HOUSE

For official use

1 Company details

Company number	1 2 4 0 6 2 2 8
Company name in full	RANA B3 PROPERTY INVESTMENT LIMITED

→ **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	d 2 6 m 0 1 y 2 0 2 4

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.

MR01
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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.

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.

Brief description

CHARGE OVER REGISTE PROPERTY KNOWN AS 35 ELMS ROAD, ALDERSHOT, GU11 1LH

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 ❶

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.

☐

❶ 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
IMOGEN SAIFIE-BLACKWELL

Company name
BROGAN PROPERTY LAWYERS

Address
64 HIGH STREET
FRIMLEY, SURREY

Post town
FRIMLEY

County/Region
SURREY

Postcode
GU16 7JE

Country
ENGLAND

DX
N/A

Telephone
01276 61943

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

Standard BTL Mortgage Deed

Date: 26 January 2024.	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018	
Borrower: Rana B3 Property Investment Limited	
Property: 35 Elms Road, Aldershot, Hampshire GU11 1LH	**Title No:** HP455285

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);

   2.1 by way of first legal mortgage the Property.

   2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.

   2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.

   2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).

   2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.

   2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:
   "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 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

We hereby Certify this as a true copy of the original document
Brogan Property Lawyers
64 High Street, Frimley, Surrey, GU16 7JE
Certified by:
Date: 26/1/2024.

Form of charge filed at HM Land Registry under reference MD842S

SIGNED as a deed by the)
BORROWER in the presence of:-)

Witness signature :

Printed Name :

Address :

SIGNED as a deed by the)
BORROWER in the presence of:-)

Witness signature :

Printed Name :

Address :

COMPANIES:
EXECUTED as a Deed by the BORROWER acting by a director and its secretary or two directors or by a director in the presence of a witness:

X ..... Director

X ..... Director/Secretary

Witness	Signature	X CN CROSS
	Name (in BLOCK CAPITALS)	X HALLEGN CROSS.
	Address	X Brogan Property Lawyers 64 High Street, Frimley Surrey, GU16 7JE www.broganlaw.co.uk enquiries@broganlaw.co.uk

Executed as a deed by

a company incorporated in

acting by

who, in accordance with the laws of that territory, [is][are] acting under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

Executed as a deed by affixing the common seal of the BORROWER in the presence of:)
)

Director:

Director/Secretary:

LLPS:
EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness:

) ..... LLP member

) ..... LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12406228

Charge code: 1240 622 8 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th January 2024 and created by RANA B3 PROPERTY INVESTMENT LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th January 2024 .

Given at Companies House, Cardiff on 1st February 2024

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES