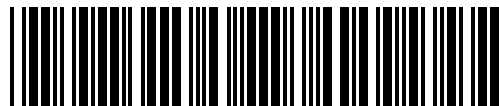




Registration of a Charge

Company Name: **HB PROPERTY SOLUTIONS LTD**

Company Number: **12425572**



Received for filing in Electronic Format on the: **05/05/2021**

XA3UMJY1

Details of Charge

Date of creation: **28/04/2021**

Charge code: **1242 5572 0005**

Persons entitled: **BRIDGECO LIMITED**

Brief description: **7 WINDSOR DRIVE, MANSFIELD, NG20 0DX REGISTERED AT HM LAND
REGISTRY WITH TITLE NUMBER NT46191**

Contains floating 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: **SEDDONS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12425572

Charge code: 1242 5572 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th April 2021 and created by HB PROPERTY SOLUTIONS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th May 2021 .

Given at Companies House, Cardiff on 6th May 2021

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



Companies House



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

MORTGAGE DEED – Corporate

This Legal Charge is made on the Date between the Mortgagor(s) and the Lender

Date:	28 APRIL 2021
Lender:	BRIDGECO LIMITED (Company Number: 06629989) whose registered office is at 33 Holborn, London, EC1N 2HT.
Borrower:	HB PROPERTY SOLUTIONS LTD (Company number: 12425572) whose registered offices is at 1 Bradley Cottages, Micheldever, Winchester, SO21 3BQ
Mortgagor(s):	HB PROPERTY SOLUTIONS LTD (Company number: 12425572) whose registered offices is at 1 Bradley Cottages, Micheldever, Winchester, SO21 3BQ
Property:	7 Windsor Drive, Mansfield, NG20 0DX
Title	NT46191
Numbers:	

The Mortgagor named above, as continuing security for the payment of the Secured Liabilities, hereby:

- 1 With full title guarantee:
 - a. charges the Property mentioned above as legal owner by way of legal mortgage in favour of the Lender;
 - b. charges and (subject to redemption) assigns all the Related Rights to the Lender; and
 - c. (where the Mortgagor is a company) charges in favour of the Lender by way of first floating charge the whole of the Mortgagor's undertaking and all its present or future property and assets.
- 2 Agrees that this Legal Charge is capable of securing further advances and re-advances.
- 3 Applies to the Chief Land Registrar for the following restriction to be entered in the proprietorship register of any registered land forming part of the Property:

"No disposition of the registered estate by the proprietor(s) of the registered estate, or by the proprietor of any future charge not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of Bridgeco Limited referred to in the charges register".
- 4 Agrees to and is bound by the Conditions.
- 5 Acknowledges that the Conditions shall be deemed to be incorporated herein and that they have received a copy of the Conditions and read their terms.
- 6 Agrees that to the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property.
- 7 Agrees that the Lender may at any time on notice to the Mortgagor convert the floating charge referred to in Clause 1(c) into a fixed charge as regards all or any asset specified in such notice. Additionally, the said floating charge will automatically convert into a fixed charge upon the occurrence of an Enforcement Event.

NOTE:

- 1 The Conditions mentioned above are the OCTOPUS PROPERTY LENDING AND MORTGAGE CONDITIONS CLMC0317 **THESE SHOULD BE GIVEN TO YOU BEFORE YOU SIGN THIS MORTGAGE. IF THEY HAVE NOT BEEN, DON'T SIGN THIS MORTGAGE.**
- 2 The Secured Liabilities are the liabilities which are secured by this mortgage and are defined in the Conditions.

**EXECUTED as a DEED by
HB PROPERTY SOLUTIONS LTD acting by:**

Director's Signature: _____

Director's Name: Ashley John Willis

Secretary's/ Director's Signature: _____

Secretary's/ Director's Name: Stefan Wozniak

OR

Mortgagor

**Executed AS A DEED by
HB PROPERTY
SOLUTIONS LTD**

**Acting by the
director**

[_____]

**In the presence of:
Witness**

Signature _____

Name _____

Address _____

Occupation _____

SIGNED on behalf of Bridgeco Limited