



Registration of a Charge

Company Name: **A&B LONDON REAL ESTATE LIMITED**

Company Number: **13627924**



XB3GBNGA

Received for filing in Electronic Format on the: **06/05/2022**

Details of Charge

Date of creation: **06/05/2022**

Charge code: **1362 7924 0001**

Persons entitled: **MOLO HOLDINGS NO.1 LIMITED**

Brief description: **42 KNOLL DRIVE, LONDON, N14 5LT**

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: **O'NEILL PATIENT SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13627924

Charge code: 1362 7924 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th May 2022 and created by A&B LONDON REAL ESTATE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th May 2022 .

Given at Companies House, Cardiff on 9th May 2022

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

MEB4 A3762/2

Date:	06/05/2022
We (us), the Lenders, are:	MOLO HOLDINGS NO.1 LIMITED 84 Eccleston Square, Pimlico, London. SW1V 1PX United Kingdom
You, the Borrower, are:	A&B LONDON REAL ESTATE LIMITED
The Mortgage Conditions are:	MoloTech LTD General Mortgage Conditions [May 2021] and any lawful variation thereof
The Property is:	42 Knoll Drive, London
Post Code:	N14 5LT
Title No.:	HD1502

1. The Borrower executed this mortgage to secure a loan from the Lender and agrees to be bound by the terms upon the loan was offered.
2. This mortgage incorporates the Mortgage Conditions, a copy of which the Borrower has received.
3. The Borrower with full title guarantee charges the Property by way of legal mortgage with the payment of all monies which are or may become payable to the Lender by the Borrower.
4. The Borrower applies to the Chief Land Registrar for the entry of a restriction on the title to the Property as follows: "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 restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 06/05/2022 in favour of MOLO HOLDINGS NO.1 LIMITED referred to in the Charges Register".

EXECUTED AS A DEED by the Borrower acting by a director:

Signature, name (in BLOCK CAPITALS) of a Director of the Borrower	Signature, name (in BLOCK CAPITALS), and address of each Witness
Bledar Lleshi 	In the presence of  (ANTONIS ELIA) 
	In the presence of
	In the presence of
	In the presence of