

Registration of a Charge

Company Name: ART & CO PROPERTIES LTD

Company Number: 13718861

XRGEVODN

Received for filing in Electronic Format on the: **09/11/2022**

Details of Charge

Date of creation: 31/10/2022

Charge code: 1371 8861 0001

Persons entitled: FOUNDATION HOME LOANS AS TRADING STYLE OF PARATUS AMC

LIMITED

Brief description: 10 CHURCH ROAD, MITCHAM, SURREY, CR4 3BU

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: HANNAH SOLICITORS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13718861

Charge code: 1371 8861 0001

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

Given at Companies House, Cardiff on 11th November 2022

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







PARATUS AMC LIMITED

This is an important document and you should take legal advice before signing.

MORTGAGE DEE	Account No.: 206813800
Date	31/1012022
You, the Borrower(s)	Art & Co Properties Ltd
	Company / Registered Number (if applicable): 13718861
We, Us and Our	Paratus AMC Limited whose registered office and address for service is 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.
Property	10 Church Road, Mitcham, Surrey, CR4 3BU Title number: 54316682
Mortgage Conditions	The Foundation Home Loans Buy to Let Mortgage Conditions 2021.
Offer	As defined in the Mortgage Conditions.
Secured Obligations	All money or liabilities in any currency due, owing or incurred by the Borrower(s) (or any of them) to us at present or in the future, in any manner whether actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, guarantor or cautioner including any money and liabilities of the Borrower(s) (or any of them) to a third party which have been assigned or novated to or otherwise vested in us; and all interest and expenses.

- This Mortgage Deed incorporates the Mortgage Conditions and the Offer, copies of which the Borrower(s)
 acknowledge having received.
- The Borrower(s) charge the Property by way of legal mortgage with full title guarantee and as a continuing security with the payment and discharge of the Secured Obligations.
- 3. This Deed secures additional borrowing but we are not obliged to agree to any additional borrowing.
- 4. Where the Borrowers are partners in a partnership (other than a limited liability partnership), each of the Borrowers signs this Deed as a partner of the partnership and as individuals, jointly and severally.
- 5. We and the Borrower(s) apply to the Chief Land Registrar to enter on the Register a restriction 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 (date) in favour of Paratus AMC Limited referred to in the Charges Register.

Form of Charge filed at HM Land Registry under reference: MD1426E

IN WITNESS OF WHICH this document has been duly executed as a Deed by the Borrower(s) and has been delivered on the date written at the beginning of this Deed.

Signed as a Deed by the Borrower(s) in the presence of a Witness:

Witness signature
Print name
Address
Witness signature
Print name
Address
Witness signature
Print name
Address
Witness signature
Print name
Address

[Signing section if the Mortgagor is a company or LLP]

Executed as a Deed by the Borrower as follows:

Acting by:

In the presence of:

Director/Secretary/Member (delete as applicable)

Signature

Witness Signature

Print Name HASSAN ARBASI

Print Name

Address HANNAU SCILLES

Oleksacher

MART HOUSE 1305, MAN CENTRE kimpton Road Whon Luzova

Director/Secretary/Member (delete as applicable)

Signature

Witness Signature

Print Name

Print Name

Address

