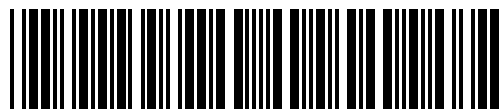




Registration of a Charge

Company Name: **ACRE ESTATES LTD**

Company Number: **13963619**



XB76JL6R

Received for filing in Electronic Format on the: **29/06/2022**

Details of Charge

Date of creation: **29/06/2022**

Charge code: **1396 3619 0001**

Persons entitled: **PARATUS AMC LIMITED**

Brief description: **FREEHOLD PROPERTY - 98 BROADFIELDS AVENUE, EDGWARE, HA8 8SW - TITLE NO: MX4111**

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **RAY OSHRY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13963619

Charge code: 1396 3619 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th June 2022 and created by ACRE ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th June 2022 .

Given at Companies House, Cardiff on 1st July 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**

Foundation Home Loans


PARATUS AMC LIMITED

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

We hereby certify this to be a true copy of the original *redacted*

29.6.22

Harold Benjamin Solicitors
Hygeia Building
66-68 College Road
Harrow, HA1 1BE
Tel: 0208 422 5678

MORTGAGE DEED		Account No.: 
Date	29th June 2022	
You, the Borrower(s)	Acre Estates Ltd of 53 Princes Park Avenue, Barnet, London NW11 0JR Company / Registered Number (if applicable): 13963619	
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	98 Broadfields Avenue, Edgware, HA8 8SW Title number: MX4111	
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.	

- 1 This Mortgage Deed incorporates the Mortgage Conditions and the Offer, copies of which the Borrower(s) acknowledge having received.
- 2 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

Foundation Home Loans
5 Arlington Square
Downshire Way
Bracknell, Berkshire
RG12 1WA

Tel: 0344 770 8032
Fax: 0344 770 8022
DX: 122533 Bracknell (2)
www.foundationhomeloans.co.uk

Foundation Home Loans is a trading style of Paratus AMC Limited
Registered Office: 5 Arlington Square, Downshire Way, Bracknell, RG12 1WA
Registered in England and Wales Company No. 03489004
Paratus AMC Limited is authorised and regulated by the Financial Conduct
Authority Registration number 301128
Calls may be monitored and recorded

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:

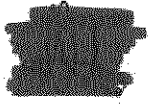
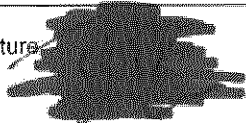
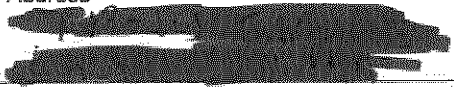
Borrower signature Print name NATHAN OST	Witness signature Print name JEREMY BAMBERGER Address [REDACTED]
Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address

[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:

<p>Director/Secretary/Member (delete as applicable)</p> <p>Signature </p> <p>Print Name NATHAN O'S</p>	<p>Witness Signature </p> <p>Print Name SOLGMY BAMBERGER</p> <p>Address </p>
<p>Director/Secretary/Member (delete as applicable)</p> <p>Signature</p> <p>Print Name</p>	<p>Witness Signature</p> <p>Print Name</p> <p>Address</p>