



Registration of a Charge

Company Name: **PR2 MAYFAIR PROPERTIES LTD**

Company Number: **13965397**



Received for filing in Electronic Format on the: **28/04/2023**

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Details of Charge

Date of creation: **27/04/2023**

Charge code: **1396 5397 0003**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 39 LINCOLN STREET, PRESTON PR1 6RE AS REGISTERED AT HM LAND REGISTRY WITH TITLE NUMBER LA107638**

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: **HANNA SMITH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13965397

Charge code: 1396 5397 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th April 2023 and created by PR2 MAYFAIR PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th April 2023 .

Given at Companies House, Cardiff on 28th April 2023

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**

Standard BTL Mortgage Deed

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Date: 27/04/2023 | |
| 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: PR2 Mayfair Properties Ltd (Company number 13965397) | |
| Property: 39 Lincoln Street, Preston PR1 6RE | Title No: LA107638 |

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.

**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 :

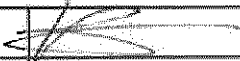
Address :

COMPANIES:

**EXECUTED as a Deed by the
BORROWER acting by a director and
~~by a director and a secretary~~
director in the presence of a witness:**

Asfaq Patel Director

Director/Secretary

| | | |
|---------|--------------------------|-----------------------------------------------------------------------------------------------------|
| Witness | Signature |  |
| | Name (in BLOCK CAPITALS) | HANNA SMITH |
| | Address | BIRCHALL BLACKBURN SOLICITORS MERCHANT HOUSE 38, 44 & 46 AVENHAM STREET PRESTON PR1 3BN |

**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 | |