



Registration of a Charge

Company Name: **COLLECTIVE PROPERTY DELTA LTD**

Company Number: **14169849**



Received for filing in Electronic Format on the: **28/03/2023**

XC091MBN

Details of Charge

Date of creation: **17/03/2023**

Charge code: **1416 9849 0004**

Persons entitled: **QUANTUM MORTGAGES LIMITED**

Brief description: **LEASEHOLD LAND KNOWN AS FLAT 7, 2 FRANT ROAD, TUNBRIDGE ROAD, TUNBRIDGE WELLS, TN2 5SE**

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: **UNDERWOOD SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14169849

Charge code: 1416 9849 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th March 2023 and created by COLLECTIVE PROPERTY DELTA LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th March 2023 .

Given at Companies House, Cardiff on 30th March 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**

DATED 20~~17~~¹⁷ March 2023

(1) Quantum Mortgages Limited

- and -

(2) COLLECTIVE PROPERTY DELTA LTD

Mortgage Deed: Limited Company Buy to Let

THE PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Form of charge filed at HM Land Registry under reference MD1617A

This Deed is dated 17th March 2023

PARTIES

(1) COLLECTIVE PROPERTY DELTA LTD

incorporated and registered in England and Wales with Company Number 14169849

whose registered office is at

SCALE SPACE BUILDING, 58 WOOD LANE, LONDON, ENGLAND, W12 7RZ

United Kingdom (Borrower).

(2) Quantum Mortgages (Lender) 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 Address: FLAT 7, 2 FRANT ROAD, TUNBRIDGE ROAD, TUNBRIDGE WELLS, TN2 5SE

Title Number: ~~TN25SE001~~

Mortgage Conditions:

**Quantum Mortgages Terms and Conditions:
Buy to Let Mortgages March 2022.**

1. This deed incorporates the Mortgage Conditions.
2. The Borrower acknowledges receipt of the Loan
3. The Borrower confirms that it has received a copy of each Security Document. The Borrower agrees to comply with the terms and conditions applicable to it of each Security Document to which it is a party and in each capacity in which it is acting.
4. The Borrower confirms that it has taken independent legal advice from a qualified solicitor regarding its entry into this deed and any other Security Document to which it is a party.
5. The Borrower, with full title guarantee and to the intent that the Security created by this deed will rank as a continuing Security for the payment and discharge of all the Secured Liabilities, charges in favour of the Lender:-
 - i. the Property by way of first legal mortgage with the intent that the security hereby constituted shall extend to and include the Borrower's beneficial interest in the Property or in the proceeds of sale thereof; and
 - ii. by way of first fixed charge all rents derived from the Property and any proceeds of any insurance of the Property to the extent that the same are not otherwise subject to a first legal mortgage under this deed.
6. The Borrower applies to the Land Registrar for the following restriction in Form P to be registered against its title to the Property:

"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 17th March 2023 in favour of Quantum Mortgages Limited referred to in the charges register."

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

EXECUTED as a Deed by

[NAME OF BORROWER 1]:

[SIGNATURE OF BORROWER 1]

COLLECTIVE PROPERTY DELTA LTD

X

X



As a single director

X In the presence of:

W Signature:

I

T

N

E

S

S

Address:



INOSHII WEEZASEND

Name:

(IN BLOCK CAPITALS)

UNDERWOOD SOLICITORS LLP

40 WELBECK ST.

LONDON W1G 8LN

EXECUTED as a Deed by

[NAME OF BORROWER 2]:

[SIGNATURE OF BORROWER 2]

Xx

In the presence of:

W Signature:

I

T

N

E

S

S

Address:

Name:

(IN BLOCK CAPITALS)

EXECUTED as a Deed by

[NAME OF BORROWER 3]:

[SIGNATURE OF BORROWER 3]

X

X

In the presence of:

Y Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address:

EXECUTED as a Deed by

[NAME OF BORROWER 4]:

[SIGNATURE OF BORROWER 4]

X

In the presence of:

W Signature:

I

T

N

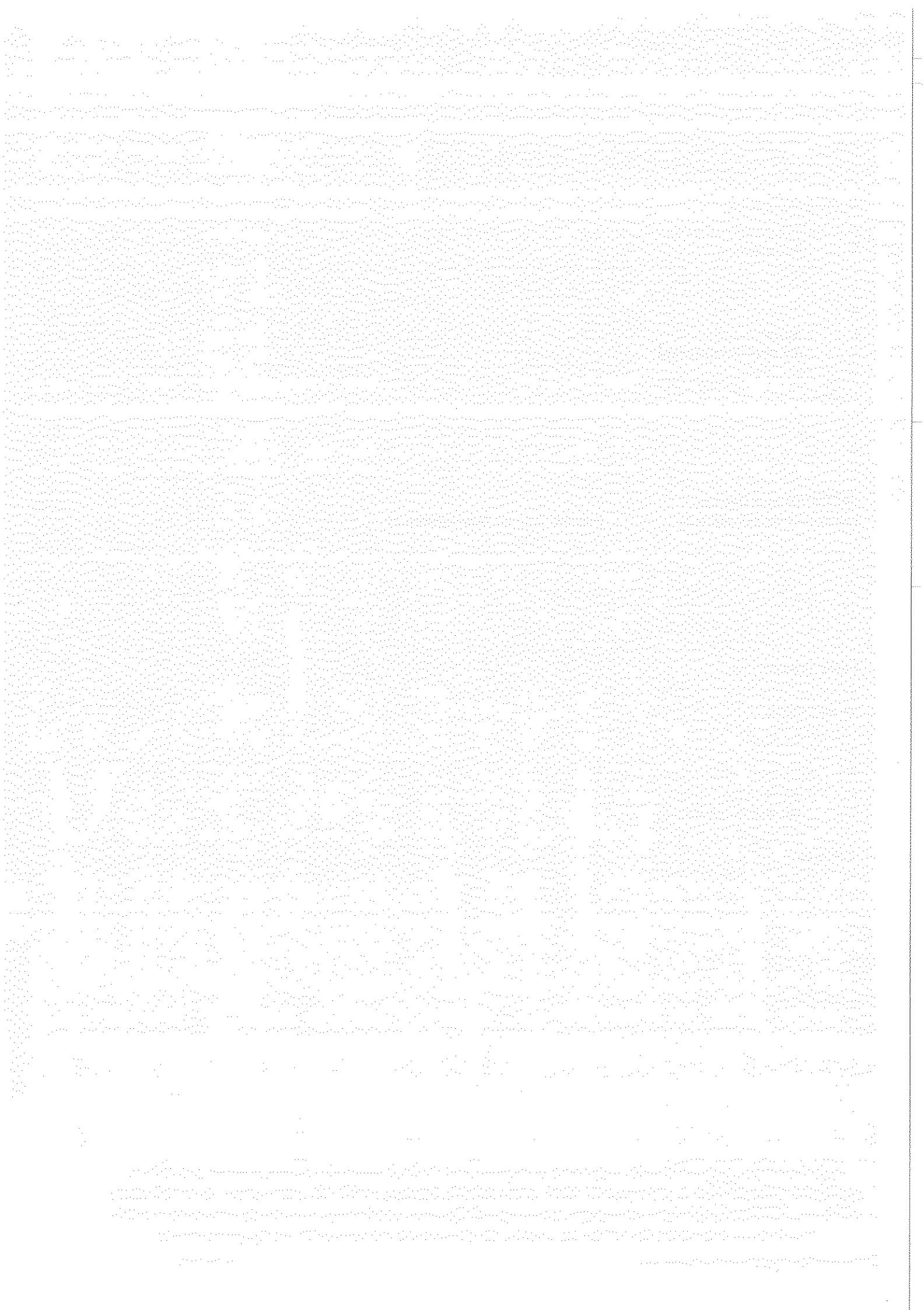
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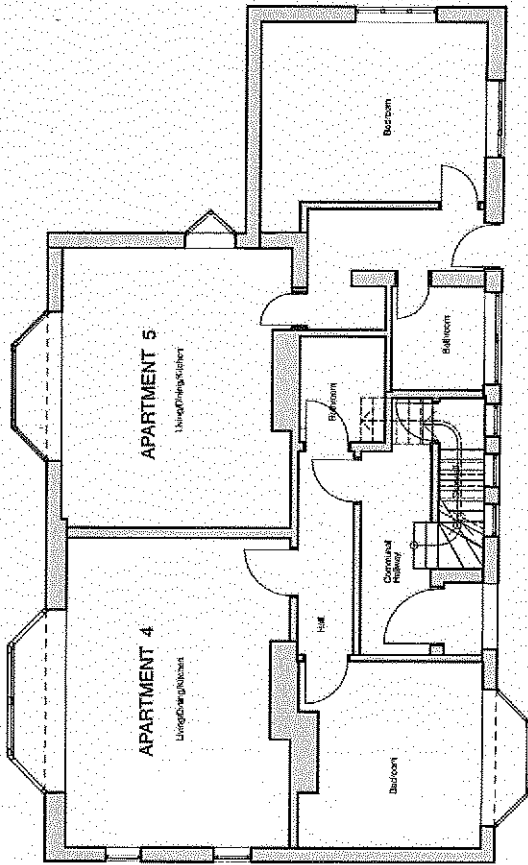
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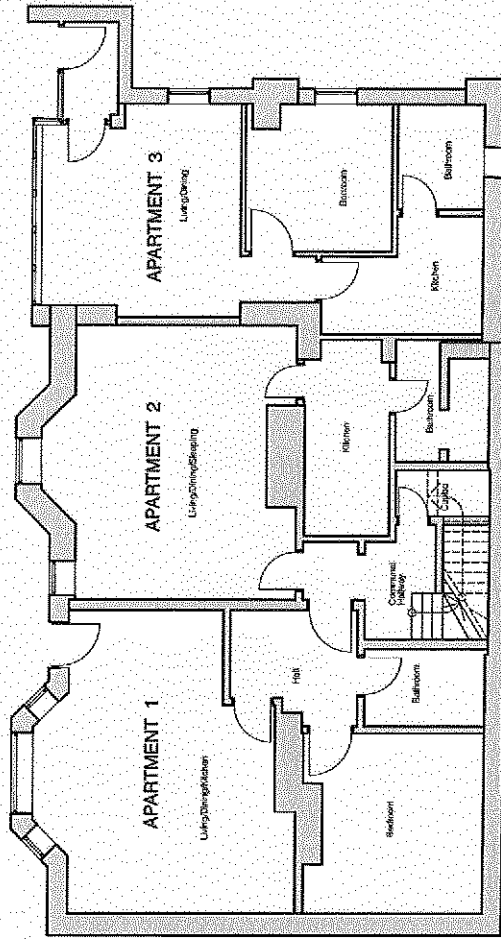
Address:

Quantum Mortgages Limited is registered in England and Wales (Companies House number 13628831)
Registered address Suite 1, 3rd Floor, 11-12 St James Square, London, SW1Y 4LB. Information Commissioners
Office no. ZB279980. **Quantum Mortgages** is not regulated by the PRA but has voluntarily adopted the PRA's
Supervisory Statement (SS 13/16) on underwriting standards for buy-to-let mortgage contracts

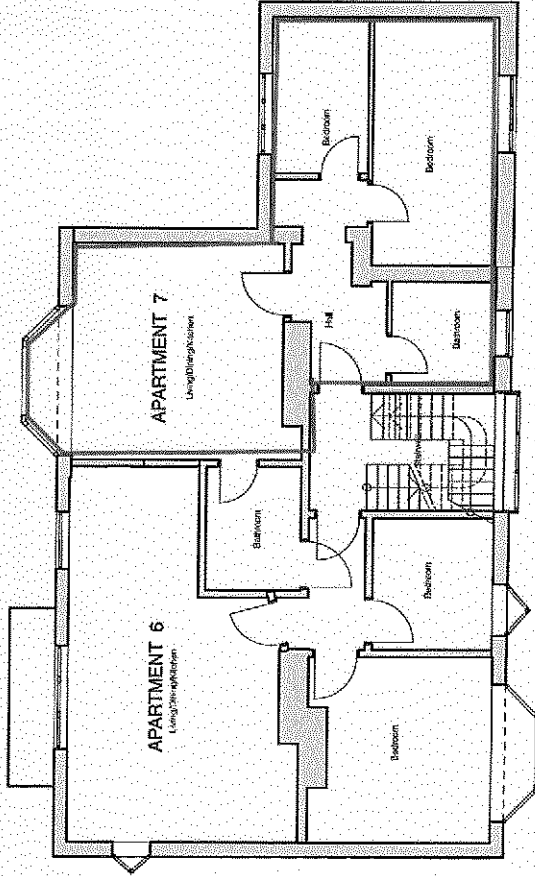




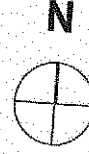
Ground Floor Plan - Existing



Lower Ground Floor Plan - Existing

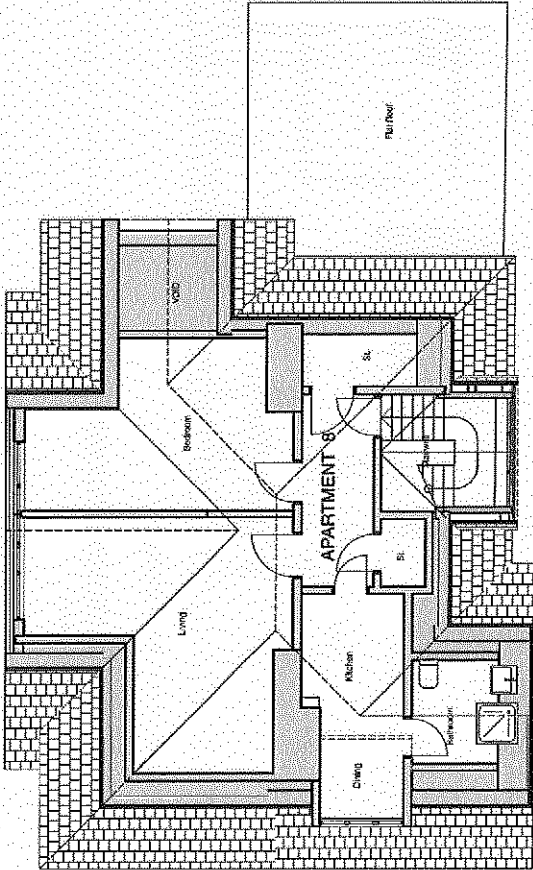


First Floor Plan - Existing

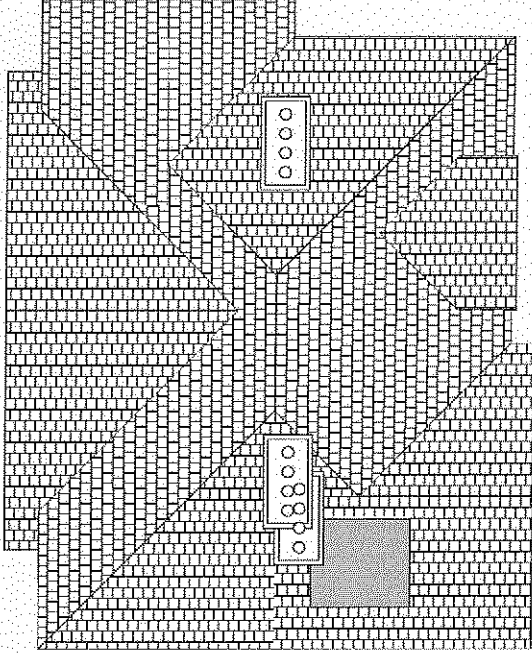


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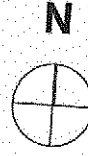
Rev	By	Date	Amendments	Row	Ex	Date	Amendments
P1	PJT	9 Aug 21	Issued for Planning Application				
TANNER Architecture T: 01852 65353 E: info@tannerarchitecture.com				Client: Charterage Ltd. Layout Title: GA Plans - As Existing Sheet 1 - Lower Ground, Ground and First			
Project: Extension and Alterations 2 Frant Road, Tunbridge Wells, TN2 5SE				Scale & Date: 1:100 Date of Issue: August 21 Drawn by: PJT Purpose of Issue: PLANNING Drawing number: 2109-12 Rev: p1			
				TANNER ARCHITECTS			



Second Floor Plan - Existing



Roof Plan - Existing



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Rev	By	Date	Amendments	Rev	By	Date	Amendments
P1	PJT	9 Aug 21	Issued for Planning Application				
TANNER ARCHITECTURE 1.01852 28553 E: office@tannerarchitecture.com				Client: Charterage Ltd. Layout Title: GA Plans - As Existing Sheet 2 - Second Floor and Roof Plan			
Project: Extension and Alterations 2 Frant Road, Tunbridge Wells, TN2 5SE				Scale of Plan: 1:100 Purpose of Issue: PLANNING Drawn by: PJT Rev: P1			