



**Registration of a Charge**

Company Name: **TINY PENGUIN LTD**

Company Number: **14745789**



XC6QZSCJ

Received for filing in Electronic Format on the: **30/06/2023**

**Details of Charge**

Date of creation: **30/06/2023**

Charge code: **1474 5789 0001**

Persons entitled: **CHARTER COURT FINANCIAL SERVICES LIMITED**

Brief description: **281 BRYN CELYN, CARDIFF, CF23 7EN, UNITED KINGDOM**

**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: **AIMEE THOMAS**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 14745789

Charge code: 1474 5789 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th June 2023 and created by TINY PENGUIN LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th June 2023 .

Given at Companies House, Cardiff on 3rd July 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**

## Mortgage deed

**The Lender:** **Charter Court Financial Services Limited** (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrower and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.



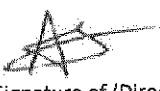
Date: <b>30 June 2023</b>	Application reference number: M2000354737
<b>The Borrower(s):</b> Tiny Penguin Ltd ('you', 'your')	
<b>Company Number (if applicable):</b>	
<b>The Conditions:</b> Precise Mortgages General Mortgage Conditions 2018 England & Wales	
<b>The Property:</b> 281 Bryn Celyn, Cardiff, CF23 7EN, United Kingdom	
<b>Title number:</b> <b>WAS24756</b>	

1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrower acknowledges receipt of such documents. The Borrower agrees to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
2. The Borrower charges the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.
3. This Mortgage is made for securing Additional Borrowing and re-advances.
4. The Borrower and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "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 **30/6/2023** in favour of Charter Court Financial Services Limited referred to in the charges register."

### FOR USE BY INDIVIDUAL BORROWERS

<b>Signed and delivered as a deed in the presence of witnesses:</b>	
<b>Your signatures</b>	<b>Signature, name and address of each witness (the signature of each borrower must be witnessed separately)</b>
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:

**FOR USE BY LIMITED COMPANY BORROWERS**

Executed as a deed by affixing the Common Seal of:	
 14745789 (Borrower)	Affix Company Seal
In the presence of:  Signature of Director	In the presence of:  Signature of (Director/Company Secretary)

Executed as a deed by:	
(Borrower)	
Acting by:	
Signature of Director	Signature of (Director/Company Secretary)

Executed as a deed by:	Acting by a Director in the presence of:
(Borrower)	Signature of Director: _____
	Signature of witness: _____
	Name (IN BLOCK CAPITALS): _____
	Address: _____ _____ _____