



Registration of a Charge

Company Name: **GREENLEAF GROUP PHOTO STUDIOS LTD**

Company Number: **15339033**



Received for filing in Electronic Format on the: **17/04/2024**

XD18J5TS

Details of Charge

Date of creation: **12/04/2024**

Charge code: **1533 9033 0001**

Persons entitled: **MTF (LE) LIMITED**

Brief description: **FLAT 2 PHOTO STUDIOS 2C GREENLEAF ROAD LONDON E17 6QQ**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

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: **DKLM LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 15339033

Charge code: 1533 9033 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th April 2024 and created by GREENLEAF GROUP PHOTO STUDIOS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th April 2024 .

Given at Companies House, Cardiff on 18th April 2024

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**

t: 0203 051 2331

f: 0203 645 3804

bti@mt-finance.com

Level 20, The Broadgate Tower,
London EC2A 4EW**This is an important document. Please read it carefully.**

You are recommended to take legal advice before signing. **You** should read the Mortgage Conditions which are referred to in this document. Definitions in the Mortgage Conditions shall have the same meanings in this document.

Date:	12/04/2024
Mortgage made between:	
(1) Borrower (You): of OR GREENLEAF GROUP PHOTO STUDIOS LTD. incorporated and registered in England and Wales with company number 15339033 and whose registered office is at 9 COBHAM ROAD LONDON E17 4ED ; and	
(2) Lender (Us): MTF (LE) LIMITED incorporated and registered in England and Wales with company number 13677667 whose registered office is at 2nd Floor Gadd House, Arcadia Avenue, London, N3 2JU and its successors and assigns including any legal and/or equitable assignee of this Deed of Charge whether by way of security only and those deriving title under it or them	
Additional Conditions:	
the terms and conditions including the Special Conditions contained in the Mortgage Offer and the MTF (LE) LIMITED Business Buy to Let Mortgage Conditions 2022	
The Property: FLAT 2 PHOTO STUDIOS 2C GREENLEAF ROAD, LONDON, E17 6QQ Freehold / Leasehold land being: LEASEHOLD.	Land Registry Title Number(s): FIRST REGISTRATION

Form of charge filed at HM Land Registry under reference MD1614A

1. You agree to be bound by the terms of this deed and the Additional Conditions.
2. You, as legal and beneficial owner and with full title guarantee, charge in favor of Us:
 - a. the Property (as described above and as also defined in the Mortgage Conditions), all proceeds of sale and all of your interest and rights in the Property, by way of first legal charge;
 - b. all Rental Income by way of fixed charge (provided that nothing in this clause shall constitute Us as Mortgagee in Possession); and
 - c. by way of a floating charge, all the undertaking and all other property assets and rights of the Borrower(s) not effectively charged above both present and future, as continuing security for the payment and discharge of the Secured Amounts and any other agreement you have or will have with Us while We still have security over the Property.
3. You assign to Us with full title guarantee all of your rights, title and interest in and to the Rental Income and all Related Rights.
4. The Additional Conditions form part of and are deemed to be incorporated into this deed and you confirm receipt of this deed and the Additional Conditions.
5. This deed secures further advances but does not oblige Us to make further advances.
6. You covenant with Us to observe, perform and comply with the covenants, conditions, stipulations and agreements contained in the Additional Conditions.
7. You apply to the Chief Land Registrar for the registration against the registered title(s) (if any) specified in this deed of 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 12th APRIL 2021 in favor of MTF (LE) LIMITED referred to in the Charges Register.
8. This deed is governed by the laws of England and Wales.

If you sign this deed, you will be legally bound by its terms. If this deed is signed by more than one Borrower, you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay what you owe to us when it is due or if you fail to comply with your obligations under this deed and/or the Additional Conditions, we may repossess and sell the Property.

Executed and delivered as a deed by the Borrower(s) acting by two Directors or one Director in the presence of a witness and takes effect on the date stated at the beginning of it:

GREENLEAF GROUP PHOTO STUDIOS LIMITED

Executed as a deed by [.....]
acting by ~~two directors~~ or a director in the
presence of a witness

)
)
)



Director

ADIL BUTT

Print Name

Director

Print Name

Witness Signature:



SANDEEP LAKHANI

Witness Name (in BLOCK CAPITALS):

DKLM LLP Solicitors
City House
3 Cranwood Street
London EC1V 9PE
DX: 36601 FINSBURY
TEL: 020 7549 7888
FAX: 020 7549 7889
www.dkln.co.uk

Witness Occupation:

SOLICITOR

Executed and delivered as a deed by the Borrower(s) acting by two Members or one Member in the presence of a witness and takes effect on the date stated at the beginning of it:

Executed as a deed by [.....]
acting by two members or a member in the
presence of a witness

)
)
)

.....
Member

.....
Print Name

.....
Member

.....
Print Name

Witness Signature:

.....
Witness Name (in BLOCK CAPITALS):

.....
Witness Address:

.....
Witness Occupation:

.....

Executed and delivered as a deed by the Borrower(s) in the presence of a witness and takes effect on the date stated at the beginning of it:

Executed as a deed by [.....])
in the presence of a witness)
)

.....
Signature

Witness Signature:

.....
Witness Name (in BLOCK CAPITALS):

.....
Witness Address:

.....
Witness Occupation: