



**Registration of a Charge**

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

Company Number: **15339033**



Received for filing in Electronic Format on the: **29/04/2024**

XD226E6Z

**Details of Charge**

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

Charge code: **1533 9033 0004**

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

Brief description: **FLAT 1 PHOTO STUDIOS 2C GREENLEAF ROAD LONDON E17 6QQ**

**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 0004

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 29th April 2024 .

Given at Companies House, Cardiff on 30th 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

bt1@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 April 2024

Mortgage made between:

(1) **Borrower (You):** ..... of .....  
OR GREENLEAF GROUP PHOTO STUDIOS, incorporated and registered in England and Wales with company number 15359033 and whose registered office is at 9 COBHAM ROAD, LONDON, E17 4ED; and

→ Photo Studios Ltd

(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:

Land Registry Title Number(s): 1<sup>ST</sup> REGISTRATION

FLAT 1 PHOTO STUDIOS 2C GREENLEAF ROAD, LONDON, E17 6QQ  
Freehold / Leasehold land being:

LEASEHOLD

Form of charge filed at HM Land Registry under reference MD1614A

MT Finance Limited (No. 02022632), MTF (LE) Limited (No. 12069238) and MTF (LE) Limited (No. 13677667) are wholly owned subsidiaries of MT Finance Group Limited (No. 12383228), registered in England & Wales, Registered Office: 2nd Floor Gadd House, Arcadia Avenue, London, N3 2JU. For borrowers, borrowing through MTF Finance Limited involves entering into a mortgage contract secured against property. Your property may be repossessed if you do not keep up with repayments on your mortgage or repay your mortgage in full. MTF (MTF) Limited is authorised and regulated by The Financial Conduct Authority (FRN: 926115). Borrowing through MTF (MTF) Limited involves entering into a mortgage contract secured against property. Your property may be repossessed if you do not repay your mortgage in full.


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.....12/04.....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](http://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:

.....