



Registration of a Charge

Company Name: **MUNICIPAL LTD**

Company Number: **05198460**



XB29360J

Received for filing in Electronic Format on the: **19/04/2022**

Details of Charge

Date of creation: **14/04/2022**

Charge code: **0519 8460 0005**

Persons entitled: **LENDINVEST BTL LIMITED**

Brief description: **275 GLYN ROAD, LONDON, E5 0JP**

Contains fixed charge(s).

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: **JMW SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5198460

Charge code: 0519 8460 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th April 2022 and created by MUNICIPAL LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th April 2022 .

Given at Companies House, Cardiff on 25th April 2022

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**

2021-24-2022

Buy-to-Let mortgage conditions

Mortgage Deeds (England and Wales)			
Companies			
Ref	100258115	Date	14th April 2022
The Lender	LendInvest BTL Limited of 8 Mortimer Street, London, W1T 3JJ (and its successors, transferees and assigns)		
Mortgage Conditions	Buy-to-Let General Mortgage Conditions 2021-1		
Your Full Name (s) "You"	Municipal Ltd [Co. Reg. No. 05198460]		
Property	275 Glyn Road, London, E5 0JP		
Title Number	NGL247986		

1. This Charge incorporates the Mortgage Conditions. You acknowledge you have received these.
2. You charge the Property and any interest you have in it by way of legal mortgage with full title guarantee in favour of the Lender as a continuing security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).
3. This Charge secures additional borrowing but the Lender is not obliged to agree to any additional borrowing.
4. You agree to pay the secured liabilities in accordance with their terms and to comply with the Mortgage Conditions.
5. You hereby apply 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 LendInvest BTL Limited referred to in the Charges Register".

Form of charged filed at the Land Registry under reference MD1520D

Executed as a deed by Municipal Ltd in the presence of the witness.

Director Name	Director:
Signature	Signature:

NAFTALI GLUCK


In the presence of:	
Witness name (in BLOCK CAPITALS)	
Address	
Signature	

CARLOS TEIXEIRA

Emb Texeira
LONDON

3 EWE ROAD

N17 6YD

Part 2: Companies

LendInvest BTL Limited of 8 Mortimer Street, London, W1T 3JJ (and its successors, transferees and assigns)

Buy-to-Let General Mortgage Conditions 2021-1

1. This Charge incorporates the Mortgage Conditions. You acknowledge you have received these.
2. You charge the Property and any interest you have in it by way of legal mortgage with full title guarantee in favour of the Lender as a continuing security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).
3. This Charge secures additional borrowing but the Lender is not obliged to agree to any additional borrowing.
4. You agree to pay the secured liabilities in accordance with their terms and to comply with the Mortgage Conditions.
5. You hereby apply 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 LendInvest BTL Limited referred to in the Charges Register".

Signed as a deed by you in the presence of the witness.

Director

NAFTALI GLUCK

[Signature]

London E5 9BJ

08/04/2022

Witness

CARLOS TEIXEIRA

[Signature]

LONDON 5 RIVER ROAD

08/04/2022 N17.6YD

Part 2: Company

LendInvest BTL Limited of 8 Mortimer Street, London, W1T 3JJ (and its successors, transferees and assigns)

Buy-to-Let General Mortgage Conditions 2021-1 by the Lender dated and registered in the Books of Council and Session on and any variation or extension of them.

Subjects known as

As more fully described in Part 1 of the schedule annexed and signed as relative hereto (the “**Schedule**”)

1. This Standard Security incorporates the Mortgage Conditions. You acknowledge you have received these.
2. The Borrower agrees to pay and discharge the debt (as defined in the Mortgage Conditions) in accordance with their terms and to comply with the Mortgage Conditions and, as continuing security for the debt, hereby grants this Standard Security in favour of the Lender over the Property.
3. This Standard Security secures additional borrowing but the Lender is not obliged to agree to any additional borrowing.
4. The Standard Conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Borrower grants warrandice, subject to the leases (if any) detailed in Part 2 of the Schedule.
6. The Borrower, as proprietor of the Property declares, with reference to the grant of this Standard Security over the Property in favour of the Lender, that as at this date the Property (or any part thereof) is neither (a) a matrimonial home in relation to which a spouse of the Borrower has occupancy rights, the expressions “matrimonial home” and “occupancy rights” having the meanings ascribed to them by the Matrimonial Homes (Family Protection) (Scotland) Act 1981; nor (b) a family home in relation to which a civil partner of the Borrower has occupancy rights, the expressions “family home” and “occupancy rights” having the meanings ascribed to them by the Civil Partnership Act 2004.
7. The Borrower consents to the registration of the Standard Security at the Books of Council and Session for preservation and execution.
8. This Standard Security will be governed by and construed in accordance with Scots law.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule in [] parts executed by the Borrower as follows:

London E5 9BJ

08/04/2022

Director

Witness

NAFTALI GLUCK

CARLOS FEIXEIRA

NAFTALI GLUCK

CARLOS FEIXEIRA

London E5 9BJ

5 ELK ROAD N17 5GJ

08/04/2022

08/04/2022

This is the Schedule referred to in the foregoing Standard Security byin favour of LendInvest BTL Limited, in respect of the [insert property address]

Part 1

All and WHOLE [conveyancing description]

Part 2

[leases]

[NONE]

EXECUTION PAGE - GUARANTOR

0800 130 3388 | lendinvest.com
Two Fitzroy Place, 8 Mortimer Street, London, W1T 3JJ

Where you are an individual

THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS AND YOU MAY BECOME LIABLE TO PAY MONEY TO US IN PLACE OF, OR AS WELL AS, THE BORROWER. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

In the presence of a witness:

Witness signature



Witness name

CARLOS TEIXEIRA

Witness address

5 FIVE ROAD N17 6YD

Witness occupation

HOUSEKEEPER

Municipal Ltd
COMPANY NUMBER: 05198460

(the "Company")

Minutes of a meeting of the board of directors.

held at 41 Ashted Road London E5 9BL
on 08/04/2022 at 11:00 am

PRESENT:

Natali Giv (Chair)

IN ATTENDANCE:

1. QUORUM

The Chair reported that all directors of the Company so entitled had received notice of the meeting and that a quorum was present. Accordingly, s/he declared the meeting open.

2. BUSINESS OF THE MEETING

It was noted that-

the Company had been in discussions with Lendinvest BTL Limited (the "Lender") in respect of a proposed loan facility in the principal sum of £761,250.00 (the "loan") for the general commercial purposes of the Company and to complete the refinance of the property and also to be secured against the property known as 275 Glyn Road, London, E5 0JP and title number NGL247986 and it was a condition of the Lender's offer to make available the facility referred to above that the Company grant security in its favour in the form of a mortgage deed and it would be necessary to authorise the Company to become a party to these banking and financial arrangements which are to be put in place.

3. DECLARATIONS OF INTERESTS

In accordance with Companies Act 1985 and 2006, each of the directors declared his interest (if any) in the proposed arrangements. It was noted that under the Company's articles of association all of the directors present were entitled to vote on the proposed arrangements and to be counted in the quorum present at the meeting.

4. DOCUMENTS PRODUCED

There were produced to the meeting the following draft documents for consideration:-

- (a) an offer letter to the Company from the Lender setting out the terms and conditions applicable to the Loan; (the "Offer Letter");
 - (b) a mortgage deed granting a first legal charge over the property referenced above to be granted by the Company in favour of the Lender (the "Mortgage");
- (each such document being a "Document" and the Mortgage and the Offer Letter being together, the "Security Documents").

5. CONSIDERATION OF THE DOCUMENTS

The directors confirmed their full understanding of the effect and implications for the Company of the Documents and it was noted that:-

- (a) under the terms of the Security Documents, the Company would be required to pay and discharge on demand all monies and liabilities which at the date of execution of the Security Documents or at any time thereafter may be due or owing or incurred by the Company to the Lender or for which the Company may become liable to the Lender as a continuing security for the payment and discharge of all its obligations to the Lender; and

- (b) in order for the Offer Letter and the Security Documents to be entered into by the Company, the Directors must have formed the bona fide opinion that it is of commercial benefit to the Company to enter into such Documents and that entering into them was for the purpose of carrying on the Company's business.

6. COMMERCIAL BENEFIT

- (a) The Directors considered that (having regard to the contents of the Offer Letter) the execution, delivery and performance of the Documents and the granting of the Security Documents would be for the commercial benefit of the Company and in the best interests of the Company.
- (b) The Directors considered that the execution and delivery of each of the Documents and the exercise by the Company of its respective rights and the performance by the Company of its respective obligations thereunder would not contravene any provision of the memorandum and articles of association of the Company or any loan agreement, trust deed, bond, mortgage, charge, agreement, instrument or other obligation binding upon the Company or its directors and would constitute a proper exercise of their powers.
- (a) The Directors considered that after having taken account of the Company's internal financial information, the Company would be solvent at the time of and after the execution of the Documents and would be able to continue to trade and pay its debts as and when they fell due throughout the following year.

7. APPROVAL OF DOCUMENTS

IT WAS RESOLVED THAT:-

- (a) The Offer Letter, Mortgage and the terms and conditions of each of the Security Documents and the performance by the Company of its obligations under each of the same be and they are hereby approved and that the execution and delivery by the Company of each of the Documents be and it is hereby approved;
- (b) any director of the Company be and he is hereby authorised and instructed to accept and execute solely the Security Documents requiring execution under hand;
- (c) also any two directors or any director and the company secretary (any one of such persons being an "Authorised Signatory") be and they are hereby authorised to execute and deliver the Documents as produced to the meeting which require execution as deeds of the Company and each of them be and they are hereby authorised to execute the same on the Company's behalf and, if any such Security Document requires execution under seal, the company seal be affixed to such Security Document and such affixation be duly attested in accordance with the Company's articles of association in the presence of any two Authorised Signatories;
- (d) any one or more Authorised Signatories be and he is hereby authorised to do all acts and things so as to carry into effect the purposes of the resolutions contained in these minutes and/or to give or execute any or all notices, communications or other documents on behalf of the Company in connection with each of the Security Documents or the transactions contemplated by them and to substitute a new authorised signatory and/or appoint additional authorised signatories and to agree such amendments, variations, modifications to any or all of the Security Documents or such notices, communications or other documents as such Authorised Signatory may in his/her absolute discretion think fit; and
- (e) the execution of each of the Security Documents and/or any notice, communication or other document referred to above by any person authorised in accordance with these resolutions to execute the same shall be conclusive evidence of the due authorisation by the Company of the execution of such documents, notice, communication or other document.

8. CLOSE

There being no further business the meeting closed.


.....
Chair