

MR01(ef)

Registration of a Charge

Company Name: VESTA PROPERTY VENTURES LTD Company Number: 11529621

Received for filing in Electronic Format on the: **08/12/2023**

Details of Charge

- Date of creation: **05/12/2023**
- Charge code: **1152 9621 0002**
- Persons entitled: PARATUS AMC LIMITED

Brief description: 34 CHATHAM STREET LONDON SE17 1NY

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: HARDIP BASRA





CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11529621

Charge code: 1152 9621 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th December 2023 and created by VESTA PROPERTY VENTURES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th December 2023.

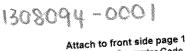
Given at Companies House, Cardiff on 12th December 2023

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006











PARATUS AMC LIMITED

This is an important document and you should take legal advice before signing.

MORTGAGE DEED	Account No.:	
Date	5 December 2023	
You, the Borrower(s)	VESTA PROPERTY VENTURES LTD	
	Company / Registered Number (if applicable): 11529621	
We, Us and Our	Paratus AMC Limited whose registered office and address for service is 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) 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	34 Chatham Street, London, SE17 1NY Title number: TGL7432	
Mortgage Conditions	The Foundation Home Loans Buy to Let Mortgage Conditions 2021.	
Offer	As defined in the Mortgage Conditions.	
Secured Obligations	All money or liabilities in any currency due, owing or incurred by the Borrower(s) (or any of them) to us at present or in the future, in any manner whether actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, guarantor or cautioner including any money and liabilities of the Borrower(s) (or any of them) to a third party which have been assigned or novated to or otherwise vested in us; and all interest and expenses.	

 This Mortgage Deed incorporates the Mortgage Conditions and the Offer, copies of which the Borrower(s) acknowledge having received.

- The Borrower(s) charge the Property by way of legal mortgage with full title guarantee and as a continuing security with the payment and discharge of the Secured Obligations.
- 3. This Deed secures additional borrowing but we are not obliged to agree to any additional borrowing.
- 4. Where the Borrowers are partners in a partnership (other than a limited liability partnership), each of the Borrowers signs this Deed as a partner of the partnership and as individuals, jointly and severally.

5. We and the Borrower(s) apply to the Chief Land Registrar to enter on the Register 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 *(date)* in favour of Paratus AMC Limited referred to in the Charges Register.

Form of Charge filed at HM Land Registry under reference: MD1426E

Foundation Home Loans 5 Arlington Square Downshire Way Bracknell, Berkshire RG12 1WA Tel: 0344 770 8032 Fax: 0344 770 8022 DX: 122533 Bracknell (2) www.foundationhomeloans.co.uk Foundation Home Loans is a tracing style of Pacetos AMC Unsteel Registered Office: 5 Artificiton Square, Downstrine Way, Bracknett, RG12 197A Registered of England and Wake Company No. 30489004 Paretise AMC United is authorised and regulated by the Francial Conduct Authority Registration number 301128 Calls may be incollected and recorded IN WITNESS OF WHICH this document has been duly executed as a Deed by the Borrower(s) and has been delivered on the date written at the beginning of this Deed.

Signed as a Deed by the Borrower(s) in the presence of a Witness:

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Borrower signature	Witness signature
Print name	Print name
	Address
Borrower signature	Witness signature
Print name	Print name
	Address
Borrower signature	Witness signature
Print name	Print name
	Address
Borrower signature	Witness signature
Print name	Print name
	Address

Foundation Home Loans 5 Arlington Square Downshire Way Bracknell, Berkshire RG12 1WA

Tel: 0344 770 8032 Fax: 0344 770 8022 DX: 122533 Bracknell (2) www.foundationhomeloans.co.uk Foundation Home Loans is a trading style of Paratus AMC Limited Registered Office: 5 Atlington Square, Downshine Way, Bracknell, RG12 TWA Registered in England and Wases Company No. 13489004 Paratos AMC Limited is authorised and regulated by the Financial Conduct Authority Registration number 301128 Calls may be monitored and recorded

[Signing section if the Mortgagor is a company or LLP]

Executed as a Deed by the Borrower as follows:

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Acting by:	In the presence of:
Director/Secretary/Member (delete as applicable) Signature	Witness Signature NOC Mellwood Print Name We SV14CLW00D
Print Name Dr Wolfgang-Andreas Christian Bauer	Address GA CMAMES MARK AMENUE, SUKBITUN. KTS 854
Director/ Secretary/Member (delete as applicable) Signature	Witness Signature
Print Name Dr Jing Bauer (nee Yan)	Print Name N. SMACLOOD
	Address 6A CRAMES PARK AMENUE, SUPCISITON. 1075 815%.

Foundation Home Loans

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Tel: 0344 770 8032 Fax: 0344 770 8022 DX: 122533 Bracknell (2) www.foundationhomeloans.co.uk Foundation Home Loans is a trading style of Paratus AMC Limited Registered Office: 5 Arlington Square, Downshire Way, Bracknell, RG12 TWA Registered in England and Wales Company No. 03489004 Paratus AMC Limited is authorised and regulated by the Pinancial Conduct Authority Registration number 301128 Calits may be monitored and recorded