Companies House

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**

XCHYDR02

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

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

1308094-0001

Attach to front side page 1
Document Separator Code
01964474

Foundation
Home Loans

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.

1. This Mortgage Deed incorporates the Mortgage Conditions and the Offer, copies of which the Borrower(s) acknowledge having received.
2. 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

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:

Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature 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 Arlington Square, Downshire Way, Bracknell, RG12 1WA
Registered in England and Wales Company No. 03489004
Paratus 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:

Acting by:	In the presence of:
Director/~~Secretary/Member~~ (*delete as applicable*) **Signature** Print Name Dr Wolfgang-Andreas Christian Bauer	Witness Signature Print Name N. SMALLWOOD Address 6A CRANES PARK AVENUE, SURBITON. KT5 8BY.
Director/~~Secretary/Member~~ (*delete as applicable*) **Signature** Print Name Dr Jing Bauer (nee Yan)	Witness Signature Print Name N. SMALLWOOD Address 6A CRANES PARK AVENUE, SURBITON. KT5 8BY.