

MR01

Particulars of a charge



Companies House

N/A

003453/13



A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service
Please go to www.companieshouse.gov.uk

TUESDAY



A38AJJRE

A21 20/05/2014 #330
COMPANIES HOUSE

A37L15ET

A12 10/05/2014 #269
COMPANIES HOUSE

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

This form **must be delivered to the Registrar for registration within
21 days** beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery



☒ You **must** enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record

1 Company details

Company number 03886694

Company name in full Ridgeway Property Developments Limited

For official use
119

→ **Filling in this form**
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 3 0 0 4 2 0 1 4

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name Paragon Mortgages Limited

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Continuation page

Please use a continuation page if you need to enter more details

Description

Deed of Substituted Security dated 30th April 2014 in relation to 147 Highbury Grove, London, N5 1HP

5

Fixed charge or fixed security

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ Yes

☐ No

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Trustee statement ^①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

^① This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X

X

This form must be signed by a person with an interest in the charge

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Particulars of a charge



Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name **Tim Hotchkiss**

Company name **Awdry Bailey & Douglas**

Address **7 Woodstock Court**

Blenheim Road

Post town **Marlborough**

County/Region **Wiltshire**

Postcode **S N 8 4 A N**

Country

DX **39456 - Marlborough**

Telephone **01672 518620**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3886694

Charge code: 0388 6694 0019

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th April 2014 and created by RIDGEWAY PROPERTY DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th May 2014.

Given at Companies House, Cardiff on 23rd May 2014



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

H M LAND REGISTRY

paragon

LAND REGISTRATION ACTS 1925 TO 2002

THIS DEED OF SUBSTITUTED SECURITY is made the 30th day of April 2002
BETWEEN the parties more particularly described in Part I of the Schedule hereto and is
supplemental to the Legal Charge (hereinafter called "the Principal Deed") more particularly
described in Part II of the said Schedule

NOW THIS DEED WITNESSETH as follows -

- 1 IN consideration of the Legal Charge hereinafter contained the Lender as Mortgagee hereby releases unto the Borrower all that the property described in Part III of the said Schedule (hereinafter called "the Released Property") **TO HOLD** the same unto to the Borrower free from principal moneys and interest secured by and from all claims under or in relation to the Principal Deed
- 2 IN consideration of the release hereinbefore contained the Borrower hereby charges with full title guarantee all that the property described in Part IV of the said Schedule hereto (hereinafter called "the Substituted Property") with the payment of the principal sum and interest in the Principal Deed covenanted to be paid
- 3 The Borrower hereby declares that except insofar as varied by the substitution of the Substituted Property for the Released Property the Principal Deed shall remain in full force and effect between the parties hereto and shall henceforth be read and construed as if the Substituted Property has been the property included therein
- 4 The parties hereby apply to the Chief Land Registrar to enter the following restriction on the registers of title -

"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 charges dated [14.03.03] in favour of [Paragon Mortgages Ltd] referred to in the Charges Register

IN WITNESS of which this Deed has been executed on the first date before written

WE CERTIFY THAT THIS IS A
TRUE AND COMPLETE COPY
OF THE ORIGINAL

DATED 09.05.14

AWDREY BAILEY & DOUGLAS
SOLICITORS

finance for people

SCHEDULE

PART I

- (1) The Lender Paragon Mortgages Ltd
of 51 Homer Road, Solihull, West Midlands, B91 3QJ
- (2) The Borrower Ridgeway Property Developments Ltd
of Apartment 607, 7 High Holborn, London
WC1V 6DR

PART II

A Legal Charge dated 14 March 2003 made between (1) the Lender
and (2) the Borrower and to which this Deed is supplemental

PART III

(The Released Property)

All that Leasehold land situate at and known as

FLAT 1, 147 HIGHBURY GROVE, N5 1HP

comprised in a lease dated

29 JULY 1983

and made between

(1) PENJANE DEVELOPMENTS LIMITED

(2) POLLY ANN SARA TANNER

~~(3)~~

for a term of 99 years from 25 December 1982

which said land is registered at the Land Registry under title number

NGL 465493

Or

All that freehold land situate and known as

147 Highbury Grove, London N5 1HP

which said land is registered at the Land Registry under title number

NGL 815936

PART IV

(The Substituted Property)

All that Leasehold land situate at and known as

FLAT 1, 147 HIGHBURY GRAVE, LONDON, N5 1HP

comprised in a lease dated

and made between (1) RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

(2) HAYLEY DAWN ELSTON

for a term of ⁽³⁾ 189 years from 25 December 1982

which said land is to be registered at the Land Registry and allocated a new title number

Or

All that freehold land situate and known as 147 Highbury Grave, London, N5 1HP

which said land is to be registered at the Land Registry and allocated a new title number

SIGNED as a Deed
by the **BORROWER**
in the presence of -

SIGNED AS A DEED BY
PARAGON MORTGAGES LTD
in the presence of -

J. JEEVANJEE

R D SHELTON

J. G. GORDON