



**Registration of a Charge**

Company name: **PDL ESTATES LIMITED**

Company number: **07890369**



X4M9DCZV

Received for Electronic Filing: **14/12/2015**

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**Details of Charge**

Date of creation: **11/12/2015**

Charge code: **0789 0369 0002**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **THE BRAMBLES, 8 HEATH AVENUE DERBY DE23 6FH**

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or undertaking of the company).**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **CAMPIONS SOLICITORS**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 7890369

Charge code: 0789 0369 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th December 2015 and created by PDL ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th December 2015 .

Given at Companies House, Cardiff on 15th December 2015

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

# Mortgage Deed.

Account No: 1100002345

Date: 11/12/2015

**we, us and our** means Fleet Mortgages Limited of 2<sup>nd</sup> Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the **mortgage documents** (including as a result of a **mortgage transfer**, a merger or consolidation with another person, a take-over and/or a group reorganisation) (each being a mortgagee).

**conditions** means: Fleet Mortgages - Mortgage Conditions 2014 - Version 2

**you and your** means: (insert full name and address of each borrower)

(1) PDL Estates LTD

(2) ~~14 South Drive, Derby, United Kingdom DE3 9AN~~

(3) 81 Burton Road Derby DE1 1TJA

(4)

and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the **property** passes) (each being a mortgagor and borrower).

The **property** means: ~~Flat 4, The~~  
Brambles, 8 Heath Avenue  
Derby

TITLE NO: D4469757  
D4469758

Postcode: DE23 6FH

including existing and future fixtures, fittings, alterations and additions.

This mortgage deed is made on the above Date between **you** as mortgagor(s) and **us** as mortgagee:

1. In this Mortgage Deed, a number of words and phrases are printed in bold type because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in bold type is explained in the **conditions**.
2. This mortgage deed incorporates all of the provisions set out in the **conditions** and the **mortgage offer**.
3. **You** acknowledge receipt of:-
  - 3.1 the **initial advance**;
  - 3.2 a copy of the **conditions**;
  - 3.3 the **mortgage offer**; and
  - 3.4 the latest edition of the **tariff**.
4. **You** charge to **us** with full title guarantee as continuing security for the payment and discharge of all the **secured liabilities**:-
  - 4.1 the **property** by way of legal mortgage;
  - 4.2 the **ancillary assets** by way of fixed charge; and
  - 4.3 (if **you** are a body corporate only) **your** business and all **your** other assets present and future by way of floating charge.
5. This mortgage deed secures further advances if we make them but we are not obliged to do so.

## Mortgage Deed.

6. You consent to and apply for the registration of the following restriction against title to the property:  
"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this registration is to be registered without written consent signed by the proprietor for the time being of the charge dated [11/12/15] in favour of Fleet Mortgages Limited referred to in the charges register".
7. This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

### This is an important legal document.

If you sign this document you will be legally bound by the mortgage documents. We will be entitled to enforce our rights against you and the property if you fail to comply with your obligations under the mortgage documents.

Please note that brokers, other intermediaries or persons who may have introduced you to us and/or provided you with assistance, advice or other services in connection with your mortgage advance are not our agents and have no authority from us to make representations as to the effect of the mortgage documents, your liabilities under them or their suitability for you. No one other than a member of our staff has any authority to provide you with information on our behalf to you about the mortgage documents.

Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the mortgage documents. Therefore, you must not rely upon any of that superseded information.


You should not sign this document unless: you have read and understood the mortgage documents, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the mortgage documents.

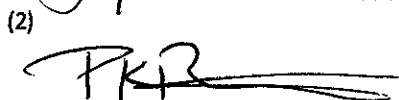
**IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.**

Signed and delivered as a deed by each of you on the Date stated at the top of this mortgage deed Individual(s)

Each signature to be separately witnessed but the witness can be the same person. Each witness must be over 18 years, not be a relative of a borrower and not reside in the property.

#### SIGNATURE(S)


(1) 

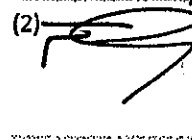
(2) 

(3)

(4)

#### WITNESS(ES) Signature, name (in capitals) and address.

(1)  JANE ROOMER  
12 VANDOVER AVE  
SPONDON  
DERBY DE21 7UB

(2)  JANE ROOMER  
12 VANDOVER AVE  
SPONDON  
DERBY DE21 7UB

(3)

(4)