



Companies House

MR01(ef)

Registration of a Charge

Company name: **GOLDEN TRIANGLE PROPERTIES LTD**

Company number: **10423728**

Received for Electronic Filing: **27/06/2019**



X88H8760

Details of Charge

Date of creation: **20/06/2019**

Charge code: **1042 3728 0002**

Persons entitled: **GOLDEN TRIANGLE PROPERTIES LTD**

Brief description: **179 ALMA ROAD, ENFIELD, EN3 7BA**

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: **RYAN SHEPHERD**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10423728

Charge code: 1042 3728 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th June 2019 and created by GOLDEN TRIANGLE PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th June 2019 .

Given at Companies House, Cardiff on 28th June 2019

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**



CLAIM NO: CR-2020-MAN-000663

**IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS OF ENGLAND AND WALES
INSOLVENCY AND COMPANIES LIST (ChD)
MANCHESTER DISTRICT REGISTRY
BEFORE DISTRICT JUDGE RICHMOND ON 14 JULY 2020**

CR-2020-MAN-000663

**IN THE MATTER OF GOLDEN TRIANGLE PROPERTIES LTD
AND IN THE MATTER OF THE COMPANIES ACT 2006
B E T W E E N :**

THE MORTGAGE WORKS (UK) PLC

Claimant

AND

GOLDEN TRIANGLE PROPERTIES LTD

Defendant

ORDER

UPON the Claimant's claim by Claim Form dated 29 June 2020

AND UPON hearing Counsel for the Claimant and the Defendant ("the Company") electing not to attend

AND UPON the Registrar of Companies confirming that the Registrar does not oppose the claim and does not wish to be a party to the claim

AND UPON reading the Witness Statement of James Edward Chadwick dated 29 June 2020

AND UPON the Company consenting to the relief sought by the Claimant and to the claim being determined upon short notice

AND UPON the Court directing that the claim be determined upon short notice pursuant to CPR r.3.1

IT IS ORDERED that:

- (1) The misstatement contained in the statement of particulars delivered to the Registrar of Companies pursuant to Section 859D of the Companies Act 2006 in relation to the Legal Charge dated 20 June 2019 and made between the Company of the one part and the Claimant of the other part ("**the Legal Charge**") relating to the property known as 179 Alma Road, Enfield, Middlesex, EN3 7BA and registered at HM Land Registry under Title Number MX85069 be rectified pursuant to Section 859M of that Act by substituting the name of the Claimant as the person in whose favour the charge has been created, and the register of charges maintained by the Registrar of Companies be rectified accordingly.
- (2) The Claimant do deliver a copy of this Order to the Registrar of Companies.
- (3) This Order is without prejudice to the rights of any person acquired between the date of the creation of the Legal Charge and the date when the rectification shall be effected.

Please sign, witness and return this document.

Standard BTL Mortgage Deed

Date: 20th June 2019

Company: The Mortgage Works (UK) plc

Registered in England, Registered Number 02222856

Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW

Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018

Borrower: GOLDEN TRIANGLE PROPERTIES LTD

Property: 149 ALMA ROAD,
ENFIELD, EN3 7BA

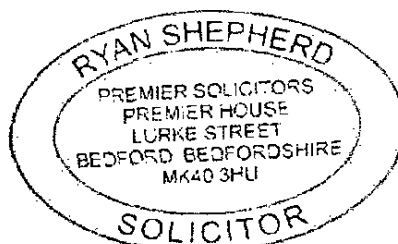
Title No: MX85069

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
 - 2.1 by way of first legal mortgage the Property.
 - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
 - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
 - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
 - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
 - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies 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 The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

WE HEREBY CERTIFY THIS
TO BE A TRUE AND EXACT
COPY OF THE ORIGINAL

[Signature]
27/6/19



and not related to you

SIGNED as a deed by the
BORROWER in the presence of:-

Witness signature :

Printed Name :

Address :

ZOLIDA ALI
68 FENTON LODGE
FENTON ROAD TOTTENHAM N17 7JQ

SIGNED as a deed by the
BORROWER in the presence of:-

Witness signature :

Printed Name :

Address :

COMPANIES:

EXECUTED as a Deed by the
BORROWER acting by a director and
its secretary or two directors or by a
director in the presence of a witness:

DR SHAKIL ALAM

Director

Director/Secretary

| | | |
|------------|--------------------------|---|
| Witness ZO | Signature | |
| | Name (in BLOCK CAPITALS) | ZOLIDA ALI |
| | Address | 68 FENTON ROAD FENTON LODGE TOTTENHAM N17 7JQ |

Executed as a deed by
a company incorporated in
acting by
who, in accordance with the laws of that territory,
[is][are] acting under the authority of the company.

Signature in the name of the company

Signature of
Authorised [signatory][signatories]

Executed as a deed by affixing the common
seal of the BORROWER in the presence of:

Director:

Director/Secretary:

LLPS:

EXECUTED as a Deed by the
BORROWER acting by two designated
members or by a designated member
in the presence of a witness:

LLP member

LLP member

| | | |
|---------|--------------------------|--|
| Witness | Signature | |
| | Name (in BLOCK CAPITALS) | |
| | Address | |