



**Registration of a Charge**

Company name: **G&O PROPERTIES LTD**

Company number: **11733093**



X875HIGG

Received for Electronic Filing: **07/06/2019**

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**Details of Charge**

Date of creation: **07/06/2019**

Charge code: **1173 3093 0002**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 18 PADDOCK ROAD LONDON NW2 7DL REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER MX120428.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by:

**SAIRA GONDAL**



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

Company number: 11733093

Charge code: 1173 3093 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th June 2019 and created by G&O PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th June 2019 .

Given at Companies House, Cardiff on 10th 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**

Account No: 1100025041

Date: 07/06/2019

we, us and our means Fleet Mortgages Limited of 2nd 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 re-organisation) (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) G&O Properties Ltd (CRN: 11733093) 15 Paddock Road, London, NW2 7DJ

(2)

(3)

(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:

18 Paddock Road, Cricklewood

TITLE NO:

MX120428

Postcode: NW2 7DL

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.

## Mortgage Deed.

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; and

4.2 the ancillary assets by way of fixed charge.

5. This mortgage deed secures further advances if we make them but we are not obliged to do so.

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 [07/06/19] 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 start of this mortgage deed as follows:**

*Each signature to be separately witnessed but the witness can be the same person. Each witness must be at least 18 years old, not be a borrower or a guarantor, and not be a relative, spouse, civil partner or co-habitee of a borrower or a guarantor, and not reside in the property.*

**Use the following where a borrower is an individual:**

Signed as a deed by **you** as a borrower:

In the presence of the following witness:

**Your signature:** \_\_\_\_\_

**Signature of witness:** \_\_\_\_\_

**Your full name in  
block capitals:**

**Full name of witness  
in block capitals:**

**Address of witness:**

Signed as a deed by **you** as a borrower:

In the presence of the following witness:

**Your signature:** \_\_\_\_\_

**Signature of witness:** \_\_\_\_\_

**Your full name in  
block capitals:**

**Full name of witness  
in block capitals:**

**Address of witness:**

Signed as a deed by **you** as a borrower:

In the presence of the following witness:

**Your signature:** \_\_\_\_\_

**Signature of witness:** \_\_\_\_\_

**Your full name in  
block capitals:**

**Full name of witness  
in block capitals:**

**Address of witness:**

Signed as a deed by **you** as a borrower:

In the presence of the following witness:

**Your signature:** \_\_\_\_\_

**Signature of witness:** \_\_\_\_\_

**Your full name in  
block capitals:**

**Full name of witness  
in block capitals:**

**Address of witness:**



**Use the following (as appropriate) where a borrower is a company:**

Signed as a deed by **you** as a borrower:  
acting by one of its directors:

and another of its directors or its company secretary:

Director signature: \_\_\_\_\_

Director/company  
secretary signature: \_\_\_\_\_

Full name in block  
capitals: \_\_\_\_\_

Full name in block  
capitals: \_\_\_\_\_

Director

Director/Company Secretary

Signed as a deed by **you** as a borrower:  
acting by a director:

in the presence of the following witness:

Director signature: \_\_\_\_\_

Signature of witness: \_\_\_\_\_

Full name in block  
capitals: \_\_\_\_\_

Full name in block

OMAR HUSSAIN

capitals: **Harold Benjamin**

Director

Address of witness:

**Solicitors**

**Hill House**

**67/71 Lowlands Road**

**Harrow**

**Middlesex HA1 3EQ**

Signed as a deed by **you** as a borrower:  
its common seal was affixed:

in the presence of the following:

Common seal:

Director signature: \_\_\_\_\_

Full name in block  
capitals: \_\_\_\_\_

Director

Director/company  
secretary signature: \_\_\_\_\_

Full name in block  
capitals: \_\_\_\_\_

Director/Company Secretary