



Registration of a Charge

Company name: **TAI TAM ESTATES LTD**

Company number: **12485607**



X91112EI

Received for Electronic Filing: **17/11/2020**

Details of Charge

Date of creation: **13/11/2020**

Charge code: **1248 5607 0001**

Persons entitled: **PARAGON BANK PLC**

Brief description: **LEGAL MORTGAGE OVER THE PROPERTY KNOWN AS FLAT 38, THORNBURY COURT, 36 - 38 CHEPSTOW VILLAS, LONDON, W11 2RE, INCLUDING THE GROSS RENTS, LICENCE FEES AND ANY OTHER MONEY AT ANY TIME DERIVED FROM THE PROPERTY. FOR FURTHER DETAILS PLEASE REFER TO THE INSTRUMENT.**

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 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:

LESTER ALDRIDGE LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12485607

Charge code: 1248 5607 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th November 2020 and created by TAI TAM ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th November 2020 .

Given at Companies House, Cardiff on 18th November 2020

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

LEGAL CHARGE

July 2020

Account number	[REDACTED]
Date	13 November 2020
Lender	Paragon Bank PLC
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ
Registered No.	05390593
Borrower	Tai Tam Estates Ltd
Registration No. (if applicable)	12485607
Property	Flat 38, Thornbury Court, 36-38 Chepstow Villas, LONDON, W11 2RE
Title No.	
Mortgage Conditions	The Paragon Buy-to-let Mortgage Conditions (Second Edition)

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect 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 [] in favour of Paragon Bank PLC Limited referred to in the charges register.

LESTER ALDRIDGE LLP

I hereby certify that I have had sight of the original document and that these are complete and accurate copies of the relevant parts of the original.

Signed [REDACTED]



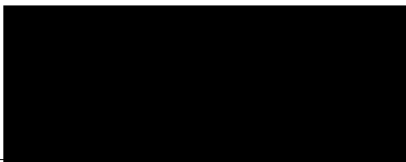
Name: TARRON DOB SON


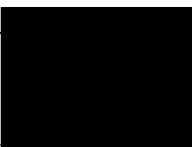
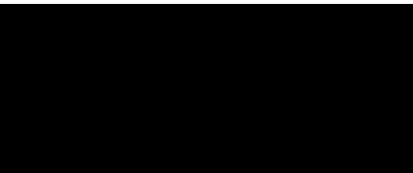
Position/Capacity

SOLICITOR

Date: 13/11/2020

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

Borrower / Director / Member 1	
Signature	
Name (in BLOCK CAPITALS)	SAMEEM JAFFREY
Witness	
Signature	
Name (in BLOCK CAPITALS)	MUNAWARALI JAFFER
Address	

Borrower / Director / Member 2	
Signature	
Name (in BLOCK CAPITALS)	SHERIN JAFFREY
Witness	
Signature	
Name (in BLOCK CAPITALS)	MUNAWARALI JAFFER
Address	

Borrower / Director / Member 3	
Signature	
Name (in BLOCK CAPITALS)	
Witness	
Signature	
Name (in BLOCK CAPITALS)	
Address	

Borrower / Director / Member 4	
Signature	
Name (in BLOCK CAPITALS)	
Witness	
Signature	
Name (in BLOCK CAPITALS)	
Address	

Form of Legal Charge filed at the Land Registry under reference MD1413H

51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

2205-1 (07/2020)

☎ 0345 849 4040

✉ btlenquiries@paragonbank.co.uk

🌐 www.paragonbank.co.uk

Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.