



Registration of a Charge

Company Name: **REGAL DEVELOPMENTS GROUP LIMITED**

Company Number: **11194860**



Received for filing in Electronic Format on the: **04/07/2023**

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Details of Charge

Date of creation: **30/06/2023**

Charge code: **1119 4860 0001**

Persons entitled: **MT FINANCE LIMITED**

Brief description: **(1) VENTURE, DUNSTABLE ROAD, STUDHAM, DUNSTABLE, LU6 2QJ (2) 2 KENSWORTH ROAD, STUDHAM, DUNSTABLE, LU6 2QF**

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: **LIGHTFOOTS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11194860

Charge code: 1119 4860 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th June 2023 and created by REGAL DEVELOPMENTS GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th July 2023 .

Given at Companies House, Cardiff on 5th July 2023

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

NOTE: This Mortgage Deed creates a legally binding agreement and you are required to seek independent legal advice before agreeing to the terms contained herein and signing. Your property is at risk if you fail to adhere to the terms of this agreement.

HM LAND REGISTRY
LAND REGISTRATION ACT 2002

Administrative area	Land Registry Peterborough Office
Title number(s)	(1) BD271072 and (2) BD62424
Property/ies	(1) Venture, Dunstable Road, Studham, Dunstable (LU6 2QJ) and (2) 2 Kensworth Road, Studham, Dunstable (LU6 2QF)

THIS DEED is made the ³⁰..... day of June 2023 BETWEEN:

1. REGAL DEVELOPMENTS GROUP ^{Limited} LTD (Co. Regn. No. 11194860) of 82a Chipperfield Road, Kings Langley WD4 9JD ("the Borrower") and
2. **MT FINANCE LIMITED (Co. Regn. No. 06622832) of Level 20, The Broadgate Tower, 20 Primrose Street, London EC2A 2EW** ("the Lender")

NOW THIS DEED WITNESSES as follows:

1 DEFINITIONS AND INTERPRETATION

For all purposes of this Deed the terms defined in this clause 1 DEFINITIONS AND INTERPRETATION have the meanings specified.

1.1 Gender, personality and number

Unless the context otherwise requires:

- 1.1.1 the singular includes the plural and vice versa;
- 1.1.2 references to persons includes references to firms, companies, corporations or limited liability partnerships and vice versa; and
- 1.1.3 references in the masculine gender include references in the feminine or neuter genders and vice versa.

1.2 Headings

The clause and schedule headings do not form part of this Deed and are not to be taken into account in its construction or interpretation.

1.3 'The Principal'

'The Principal' means the sum of £691,473.43 (Six Hundred and Ninety-One Thousand and Four Hundred and Seventy-Three Pounds and Forty-Three Pence)

1.4 'Interest'

'Interest' means 0.89% a month payable by the Borrower on The Principal. In the event the Borrower fails to pay any sum due hereunder or under the judgement of any Court in connection herewith on the due date therefor, then as a separate obligation the Borrower shall pay to the Lender a revised Interest rate of 2.5% per month on that overdue sum (both before and after any judgement). Interest is charged and is payable strictly on a monthly basis and no allowance or apportionment shall be made on the basis of a daily calculation of interest.

1.5 'The Advance'

'The Advance' means The Principal less any Interest retained by the Lender on completion of this loan.

1.6 'The Arrangement Fee'

'The Arrangement Fee' means £13,829.47 payable by the Borrower on completion of this loan by way of a deduction from the advance.

1.7 Interpretation of 'the Borrower' and 'the Lender'

Unless the context otherwise requires the expressions 'the Borrower' and 'the Lender' include their respective successors and assigns whether immediate or derivative and where appropriate the survivors or survivor of them and where either party comprises two or more persons include any one or more of those persons.

1.8 Joint and several liability

Where any party to this Deed for the time being comprises two or more persons, obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising that party jointly and severally.

1.9 Obligation not to permit or suffer

Any covenant by the Borrower not to do anything includes an obligation not to permit or suffer that thing to be done by another person where the Borrower is aware that the thing is being done.

1.10 'The Planning Acts'

'The Planning Acts' means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004 and all statutes, regulations and orders included by virtue of clause 1.14 REFERENCES TO STATUTES.

1.11 'The Property'

'The Property' means the properties specified in Schedule 1 THE PROPERTY together with all buildings, fixtures and fixed plant and machinery on such property, the proceeds of sale of the whole or any part of The Property and all rights appurtenant to or benefiting The Property.

1.12 'The Redemption Date'

'The Redemption Date' means the first working day 12 months from the date of this Deed.

1.13 References to clauses

Any reference in this Deed to a clause without further designation is to be construed as a reference to the clause of this Deed so numbered.

1.14 References to statutes

Unless expressly stated to the contrary, any reference to a specific statute includes any statutory extension or modification, amendment or re-enactment of that statute and any regulations or orders made under it, and any general reference to a statute includes any regulations or orders made under that statute.

1.15 'VAT'

'VAT' means value added tax or any other tax of a similar nature and unless otherwise expressly stated all references to sums payable by the Borrower are exclusive of VAT.

1.16 'Restriction'

'Restriction' means the Form P Restriction against dealing to be entered onto the Proprietorship Register of The Property at HMLR as set out in Schedule 2 'THE RESTRICTION'.

2 IT IS AGREED AS FOLLOWS:

2.1 Title

The Borrower is the estate owner absolute in possession in respect of the fee simple. The Borrower is registered at HM Land Registry as proprietor with title absolute of the properties described in Schedule 1 THE PROPERTY free from encumbrances.

2.2 Agreement to lend

The Lender has agreed to lend The Principal to the Borrower on condition that its repayment together with Interest and fees is secured in the manner set out in this Deed.

2.3 The Advance

The Borrower and the Lender agree that 12 month's Interest shall be retained from The Principal by the Lender on completion of this loan.

2.4 Arrangement Fee

The Borrower agrees to pay the Lender an arrangement fee of £13,829.47 which is to be payable by the Borrower by way of deduction from the Advance on completion of this loan.

2.5 Lenders Legal Fees

The Borrower agrees to pay the Lender's legal and administrative fees by way of deduction from the Advance on completion of this loan.

2.6 Early Redemption

This loan has a minimum 1 month term but may be repaid by The Borrower (and upon repayment in full this Deed shall be redeemed) at any time but the Interest for the 1 month minimum term remains payable from the date hereof and otherwise subject to the further terms of this Deed.

2.7 Restriction Against Dealing

The Borrower and The Lender agree to and request that the Registrar enter a Restriction onto the Proprietorship Registrar of The Property in the form set out in Schedule 2.

2.8 No Owner Occupation

The Borrower confirms that neither they nor any member of their family intend to reside at The Property at any point either during the term of the loan hereby created or thereafter. This is a strict condition of this agreement.

2.9 Financial Services and Markets Act 2000 – Business Purposes

The Borrower confirms that the loan secured hereby is wholly or predominantly for the purposes of a business carried on by the Borrower.

3 PAYMENT OF PRINCIPAL, INTEREST AND COSTS

In consideration of The Principal now paid by the Lender to the Borrower (receipt of which the Borrower acknowledges) the Borrower covenants with the Lender as set out in this clause 3 PAYMENT OF PRINCIPAL, INTEREST AND COSTS.

3.1 Payment of Principal

The Borrower covenants with the Lender that it will pay all moneys and discharge all liabilities now or hereafter due together with Interest (both before and after judgement)

all commission, fees and other charges and all legal and other costs charges and expenses on a full and unqualified indemnity basis which may be incurred by the Lender free from any legal or equitable right of set-off on the Redemption Date or, if earlier, immediately if:

- 3.1.1 any Interest or other sum payable under this or any prior security is not paid within 14 days of becoming due; or
- 3.1.2 the Borrower or any surety fails to comply with any term, condition, covenant or provision of or to perform any of his obligations or liabilities under this or any associated or collateral or prior security within 14 days of it becoming due; or
- 3.1.3 any representation or warranty given by the Borrower or any surety to the Lender is or becomes incorrect or is misleading; or
- 3.1.4 any judgement or order made against the Borrower or any surety by any court is not complied with within 7 days; or
- 3.1.5 The Property of the Borrower or any surety becomes subject to any forfeiture or execution, distress, sequestration or other form of process; or
- 3.1.6 a mortgagee takes possession of or exercises or seeks to exercise any power of sale or of an appointment of a receiver in relation to The Property charged by this Deed or any other property of the Borrower or of any surety; or
- 3.1.7 in the case of an individual:
 - 3.1.7.1 the Borrower or any surety becomes subject to an interim order or makes a proposal for a voluntary arrangement under the Insolvency Act 1986 Part VIII or enters, or seeks to enter, into any other form of composition or arrangement with his creditors whether in whole or in part; or
 - 3.1.7.2 a petition is presented for the bankruptcy of the Borrower or any surety; or
 - 3.1.7.3 the Borrower or any surety dies or becomes of unsound mind;

3.2 Interest

3.2.1 *Payment of Interest*

The Borrower covenants with the Lender to pay to the Lender Interest on The Principal (or so much of it as may from time to time remain outstanding subject to any minimum term hereby created)) from the date of this Deed in accordance with the terms of this Deed.

3.2.2 *Monthly Payments*

In the event Interest payable by the Borrower has been retained by the Lender from The Principal the Borrower covenants to make the monthly payments of Interest in advance on the first working day every 4 weeks from the date of the

expiry of the period for which Interest has been retained in advance by the Lender.

3.2.3 Capitalisation of arrears of Interest

3.2.3.1 Capitalisation

If any Interest payable under this security is not paid within 3 days after the due date for payment it shall be capitalised and added to The Principal and be charged on The Property and bear Interest from the due date for payment.

3.2.3.2 Enforcement

The capitalisation of arrears of Interest is to be without prejudice to the Lender's right at any time to enforce payment of the sums concerned as Interest in arrears. The Lender shall be entitled to enforce this Deed in the event that any monthly Interest payment is not made within 14 days of its due date.

3.2.3.3 General

Otherwise all covenants and provisions contained in this Deed and all powers and remedies conferred by law or by this Deed and all rules of law or equity relating to The Principal and Interest on it shall equally apply to capitalised arrears of Interest and to Interest on them.

3.3 Costs, charges, expenses and other liabilities

3.3.1 Payment of costs, charges, expenses and other liabilities

The Borrower covenants with the Lender to pay to the Lender on demand, and on a full and unlimited indemnity basis, all costs, charges, expenses and liabilities paid and incurred by the Lender (whether directly or indirectly) in relation to the security constituted by and the obligations owed under and associated with this Deed (including all commission, legal and other professional costs and fees and disbursements and VAT on them) together with Interest from the date when the Lender becomes liable for them until payment by the Borrower, such Interest to be payable in the same manner as Interest on The Principal.

3.3.2 Costs included

Without prejudice to the generality of the provisions of that clause, the Borrower's liability under clause 3.3.1 PAYMENT OF COSTS, CHARGES,

EXPENSES AND OTHER LIABILITIES will include not only those costs, charges, expenses and liabilities that would otherwise be allowable on the taking of an account between a mortgagor and mortgagee but also (and in so far as they are not so allowable) those incurred in relation to or arising out of:

- 3.3.2.1 the contemplation and institution of all proceedings and other action in connection with the enforcement, preservation and protection of the security constituted by this Deed;
- 3.3.2.2 the contemplation and institution of all proceedings and other action (whether against the Borrower or otherwise) for the payment or discharge of the money and liabilities secured by or associated with this Deed;
- 3.3.2.3 the exercise or contemplated exercise of any power, right or discretion conferred by this Deed or by law on the Lender;
- 3.3.2.4 any default by the Borrower or any surety in compliance with the obligations imposed by the terms of this security or associated with it;
- 3.3.2.5 any impeachment or attempted impeachment of the title of the Lender (whether by the Borrower or by a third party) or of the title of the Borrower; and
- 3.3.2.6 the contemplation or doing of any other matter or thing which the Lender considers to be for the benefit or improvement of the security.

4 LEGAL CHARGE

The Borrower, with full title guarantee, charges The Property to the Lender by way of First legal mortgage, and as to The Principal sums and Interest and other money secured hereby, with payment or discharge of all money and other obligations and liabilities in this Deed covenanted to be paid or discharged by the Borrower or otherwise secured by this Deed.

5 BORROWER'S REPEATING REPRESENTATIONS AND WARRANTIES

The Borrower represents and warrants to the Lender as set out in this clause 5 BORROWER'S REPRESENTATIONS AND WARRANTIES. These representations and warranties are deemed to be repeated by the Borrower on each monthly anniversary from the date hereof, by reference to the facts and circumstances then existing.

5.1 Permitted use

The present use of The Property is a permitted use within the provisions of the Planning Acts.

5.2 Development

The Borrower has not before the execution of this Deed carried out any operation upon The Property or put The Property to any use which is a development within the provisions of the Planning Acts and in respect of which any requisite permission has not been obtained or any valid enforcement order may be made.

5.3 Environmental matters

The Borrower has complied with environmental law and, in particular (but without prejudice to the generality of that representation and warranty) that no hazardous or toxic materials, substances, pollutants, contaminants or wastes have at any time before the execution of this Deed been released into the environment or deposited, discharged, displaced or disposed of at or near The Property.

5.4 Contravention of other liabilities

The execution of and the observance and performance of the Borrower's obligations under this Deed does not and will not contravene any other charge, mortgage, lease, loan facility or other agreement.

6 BORROWER'S COVENANTS AS TO THE PROPERTY

The Borrower covenants with the Lender as set out in this clause 6 BORROWER'S COVENANTS AS TO THE PROPERTY.

6.1 Repair

6.1.1 *Repairing obligation*

The Borrower will keep all buildings, fixtures and fittings, services and service media in, on or associated with The Property in good and substantial repair and good working order and condition and

6.1.2 *Inspection*

The Borrower will permit the Lender and his representatives at all reasonable times and upon reasonable notice to enter upon The Property or any part of it to inspect the state and condition of the buildings, fixtures and fittings, services and service media in, on or associated with The Property without the Lender becoming liable as mortgagee in possession.

6.1.3 *Entry and repair*

If the Borrower fails to maintain the buildings, fixtures and fittings, services and service media in, on or associated with The Property in the requisite state of repair and condition the Lender and his representatives may (but without

being bound to do so) at any time thereafter enter upon The Property or any part of it and execute all remedial works that the Lender considers to be necessary and proper without the Lender thereby becoming liable as mortgagee in possession.

6.1.4 *Repayment of expenses*

The Borrower will on demand repay to the Lender all expenses incurred by the Lender in carrying out inspections and works permitted by clause 6.1.2 INSPECTION and clause 6.1.3 ENTRY AND REPAIR together with Interest from the date when the Lender becomes liable for the same until repayment by the Borrower (such Interest to be payable in the same manner as Interest on The Principal) all of which money and Interest shall be charged on The Property.

6.2 *Alterations*

The Borrower will not without the previous written consent of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to the consent) make any structural or material alteration to, or pull down or remove any or any part of, any buildings, fixtures and fittings, services and service media in, on or associated with The Property.

6.3 *Insurance*

6.3.1 *Duty to insure*

The Borrower will:

- 6.3.1.1 ensure The Property is kept insured for such amount or amounts (including sums in respect of any loss of rent and any professional fees which may be incurred in or about repair, rebuilding or reinstatement), in such name or names, and against loss or damage due to such risks and with such underwriters as the Lender may in each case and from time to time approve in writing; and
- 6.3.1.2 make all payments required for this purpose as and when they become due and will when required by the Lender deliver to the Lender the policy of insurance and the receipt for each payment; and
- 6.3.1.3 ensure that the lender's interest is noted on the policy of insurance; and
- 6.3.1.4 use its endeavours to ensure that the Property is kept insured with a reputable insurance company under a comprehensive policy which includes any specific risks required by the Lender; and

6.3.1.5 use best endeavours to ensure that the amount of the insurance cover for the Property is such amount as approved by the Lender from time to time in writing.

6.3.2 *Indemnity for payments by the Lender*

If the Borrower fails to perform any of his obligations under this clause 6.3 INSURANCE and if the Lender takes out any insurance on The Property or any part of it, the Borrower will on demand repay to the Lender all payments made by him for that purpose and will pay Interest from the date of payment until repayment on any money not repaid on demand (such Interest to be payable in the same manner as Interest on The Principal) and all such money and Interest shall be charged on The Property.

6.3.3 *Application of insurance money*

Any money received under any policy of insurance effected or maintained by the Borrower in respect of The Property (whether or not pursuant to his obligations under this clause 6.3 INSURANCE) shall, at the option and absolute discretion of the Lender, be applied either in making good the loss or damage in respect of which it was received or in or towards discharge of the money due under this security, and, subject only to the mortgage specified in schedule 2 THE PRIOR MORTGAGE, if received by the Borrower will be held on trust for the Lender for this purpose.

6.4 Outgoings

The Borrower will punctually pay and indemnify the Lender against all rents, rates, taxes, levies, assessments, impositions and outgoings whatsoever (whether governmental, municipal, contractual or otherwise) which may be or may become imposed upon or payable in respect of The Property or any part of it.

6.5 General covenant to comply with statutes etc

The Borrower will ensure that any legislation, regulations or bye-laws for the time being in force applicable to The Property or to the employment of persons in The Property or the trade or business for the time being carried on there are complied with in all respects.

6.6 General covenant to produce notices etc

6.6.1 *Production*

The Borrower will immediately produce to the Lender any order, direction, permission, notice or other matter whatever affecting or likely to affect The Property and served upon the Borrower by any third party, and will allow the Lender to make a copy of it.

6.6.2 Compliance

The Borrower will comply with any order, direction, permission, notice or other matter referred to in clause 6.6.1 PRODUCTION without delay or, if the Lender so requires, will make or join with the Lender in making such objections or representations against or in respect of the same as the Lender may request or approve writing.

6.7 Specific covenants relating to planning and environmental matters

6.7.1 Alteration of present use of The Property

The Borrower will not use The Property for any purpose other than the present permitted use within the provisions of the Planning Acts except with the previous written consent of the Lender and the relevant planning authority and then only to the extent permitted by and in accordance with any conditions attached to such consent. The Borrower will deliver any such consent of the relevant planning authority to the Lender but shall be entitled to a copy of it.

6.7.2 No development without the Lender's consent

The Borrower will not without the previous written consent of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to such consent) carry out any operation or use The Property for any use which is a development within the provisions of the Planning Acts.

6.7.3 Compliance with conditions of permission for development

If the Borrower at any time obtains permission for any development of The Property within the provisions of the Planning Acts he will comply with all conditions subject to which such permission is granted.

6.7.4 Compliance with environmental matters

The Borrower will observe and perform all environmental laws, regulations, directives and codes of practice affecting The Property.

6.7.5 Compliance with notices etc

6.7.5.1 Production

If any valid enforcement or other notice, claim, order or proposal is made or served by the relevant authority under or by virtue of the Planning Acts or the Environmental Protection Act 1990 in relation to The Property the Borrower will immediately produce the same to the Lender and allow the Lender to take a copy of it.

6.7.5.2 Compliance

The Borrower will at his own expense in all respects comply with the requirements of any notice, order or proposal referred to in clause 6.7.5.1 PRODUCTION without delay and in any event within any time which may be specified for compliance. Alternatively, if the Lender so requires, the Borrower will make or join with the Lender in making such objections or representations as the Lender may request or approve against or in respect of any such notice, order or proposal.

6.7.5.3 Failure to comply

If the Borrower fails to take immediate steps to commence compliance or fails within the relevant time limit to conclude compliance with the requirements of any notice, order or proposal referred to in clause 6.7.5.1 PRODUCTION, the Lender may (but shall not be obliged to) at any time thereafter enter on The Property and execute any works and do anything on The Property necessary to ensure such compliance without the Lender thereby becoming liable as mortgagee in possession. All costs and expenses so incurred by the Lender will be repaid by the Borrower to the Lender on demand together with Interest from the date when the Lender becomes liable for the same until repayment by the Borrower (such Interest to be payable in the same manner as Interest on The Principal) all of which money and Interest shall be charged on The Property.

6.7.5.4 Appointment of Lender as attorney

The Borrower irrevocably appoints the Lender and his substitutes for the time being to be the Borrower's attorney to apply for and procure on the Borrower's behalf any licences, permissions or other things from any competent authority necessary for the execution of the works authorised by this clause 6.7.5 COMPLIANCE WITH NOTICES ETC to be executed by the Lender on the default of the Borrower.

6.7.5.5 Costs of licences

All expenses incurred by the Lender in securing the licences, permissions and other things referred to in clause 6.7.5.4 APPOINTMENT OF LENDER AS ATTORNEY shall be treated as part of

the cost of the works and such expenses and Interest on them shall be charged upon The Property as provided by clause 6.7.5.3 FAILURE TO COMPLY.

6.8 Leasing and disposal

The Borrower must not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to such consent):

6.8.1 exercise or agree to exercise any power of leasing or of accepting surrenders of leases (whether conferred by statute or otherwise) or vary or agree to vary any lease or tenancy agreement or the amounts payable thereunder; or

6.8.2 otherwise part with or share possession or occupation of or dispose of or deal with The Property or any part of it or any interest in it.

6.9 Compliance with terms of conveyances etc

6.9.1 *Observance*

The Borrower will observe and perform the terms of all conveyances, grants, assignments, transfers, contracts and other deeds and documents from time to time affecting The Property and binding on the Borrower.

6.9.2 *Indemnity*

The Borrower will keep the Lender indemnified against all proceedings and claims on account of any breach of the terms of the documents referred to in clause 6.10.1 OBSERVANCE.

6.9.3 *Charging provision*

All expenses damages and costs incurred by the Lender in relation to any breach referred to in clause 6.9.2 INDEMNITY will be repaid by the Borrower to the Lender on demand together with Interest from the date when the Lender becomes liable for the same until repayment by the Borrower (such Interest to be payable in the same manner as Interest on The Principal) all of which money and Interest shall be charged on The Property.

6.10 Not to register

The Borrower must not without the previous consent in writing of the Lender cause or allow any person to be registered under the Land Registration Act 2002 as proprietor of The Property or any part of it.

6.11 Other charges

The Borrower shall not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to such

consent) create or permit to subsist any mortgage, pledge, charge, incumbrance, lien or other security interest in The Property other than this security.

6.12 Landlords Covenants

Where title to The Property is leasehold The Borrower shall use reasonable endeavours to enforce the landlord's covenants under its lease of the Property.

7 LENDER'S POWERS AND RIGHTS

7.1 Exercise of statutory powers

7.1.1 *Exclusion of Section 103*

The Law of Property Act 1925 Section 103 shall not apply to this security.

7.1.2 *Enforcement of security and exercise of power of sale*

At any time after the money secured by this Deed has become due and payable the security shall be immediately enforceable and the Lender's power of sale as amended or varied by this Deed shall be immediately exercisable in respect of the whole or any part of The Property without the restrictions contained in the Law of Property Act 1925 as to the giving of notice or otherwise.

7.2 Extension of statutory powers

7.2.1 *Power of sale*

The power of sale conferred upon mortgagees by the Law of Property Act 1925 shall be extended so as to authorise any person exercising it to do so by selling The Property or any part of it in such manner and on such conditions as to payment of the purchase price and otherwise as the Lender may think fit.

7.2.2 *Powers of leasing and accepting surrenders*

By way of extension of the powers contained in the Law of Property Act 1925 Sections 99 and 100 the Lender shall at any time or times hereafter (and whether or not he has entered into or is in possession of The Property or has appointed a receiver who is still acting) be entitled to grant or vary or reduce any sum payable under, or accept surrenders of, leases of The Property or any part or parts of it or agree to do so without restriction in such manner and on such terms and conditions as the Lender shall think fit. For the purposes of the exercise of these powers the provisions of the Law of Property Act 1925 Section 99 shall be deemed to have been enacted with the omission of the Law of Property Act 1925 Section 99(18).

7.2.3 *General*

At any time after this security has become enforceable and notwithstanding the appointment of any receiver the Lender may at his absolute discretion exercise any power which a receiver appointed by him could exercise.

7.2.4 *Exclusion of liability*

The powers referred to in or granted or varied or extended by this clause 7.2 EXTENSION OF STATUTORY POWERS shall be exercisable free from any liability on the part of the Lender or the person exercising them to the Borrower or any other interested person, whether in contract, tort or otherwise.

7.3 *Powers in respect of furniture and effects*

7.3.1 *Power to remove and dispose*

At any time after this security has become enforceable the Lender may, as agent for and on behalf of the Borrower and at the expense of the Borrower, remove, store, preserve, sell or otherwise dispose of any livestock or any furniture, effects, chattels or other items situate at or in The Property which are not charged by this Deed.

7.3.2 *Exclusion of liability*

The Lender will have no liability to the Borrower for any loss incurred in connection with any removal, storage, preservation, sale or disposal referred to in clause 7.3.1 POWER TO REMOVE AND DISPOSE.

7.3.3 *Proceeds of sale*

To the extent the Borrower does not comprise an individual or individuals, the Lender will have the right to set off any proceeds of sale against the sums due under this security. To the extent the Borrower comprises an individual or individuals, the Lender will pay any net proceeds of any sale (after payment of removal, storage and preservation costs and the costs of the sale) to the Borrower on demand.

7.3.4 *Nature of security*

To the extent the Borrower comprises an individual or individuals, the provisions of this clause 7.3 POWERS IN RESPECT OF FURNITURE AND EFFECTS are not intended to grant to the Lender any rights in, or any charge or security over, any livestock, furniture, effects, chattels or other items or the proceeds of any sale of them so as to constitute this security a bill of sale.

7.4 *Power to appoint a receiver*

7.4.1 *Appointment*

At any time after this security becomes enforceable, or at the request of the Borrower, the Lender may by writing under hand appoint any person or persons to be a receiver of all or any part of The Property.

7.4.2 *Removal*

The Lender may at any time and from time to time by writing under hand remove any receiver so appointed and appoint another in his place or appoint an additional person as receiver.

7.4.3 *Remuneration*

The Lender may, either at the time of appointment or at any time subsequently and from time to time, fix the remuneration of any receiver so appointed.

7.4.4 *Restrictions*

None of the restrictions imposed by the Law of Property Act 1925 in relation to the appointment of receivers or as to the giving of notice or otherwise shall apply.

7.4.5 *Power to act severally*

Where more than one receiver is appointed they shall have the power to act severally.

7.4.6 *Agency*

Any receiver appointed under this clause 7.4 POWER TO APPOINT A RECEIVER shall be the agent of the Borrower for all purposes and the Borrower shall be solely responsible for his acts or defaults and for his remuneration.

7.4.7 *General powers*

Any receiver appointed under this clause 7.4 POWER TO APPOINT A RECEIVER shall have all the powers conferred on mortgagees or receivers by the Law of Property Act 1925 (but without the restrictions contained in the Law of Property Act 1925 Section 103) and on administrative receivers by the Insolvency Act 1986 Schedule 1 except to the extent to which those powers are expressly or impliedly excluded by the terms of this Deed. In the event of ambiguity or conflict the terms of this Deed will prevail.

7.4.8 *Specific powers*

In addition to the powers referred to in clause 7.4.7 GENERAL POWERS any receiver appointed under this clause 7.4 POWER TO APPOINT A RECEIVER shall have power at his discretion, to such extent and upon such terms as he may in his absolute discretion think fit, and notwithstanding the administration or

liquidation or, as appropriate, bankruptcy, death or insanity of the Borrower, to do or omit to do anything which the Borrower could do or omit to do in relation to all or any part of The Property. In particular (but without limitation) any such receiver shall have the power:

- 7.4.8.1** to take possession of, collect and get in all or any part of The Property and for that purpose bring any proceedings in the name of the Borrower or otherwise;
- 7.4.8.2** to manage or carry on or concur in carrying on any business of the Borrower;
- 7.4.8.3** to raise or borrow money (whether from the Lender or otherwise) to rank for payment in priority to this security and with or without a charge on all or any part of The Property;
- 7.4.8.4** to sell (whether by public auction or private contract or otherwise), lease, vary, renew or surrender leases or accept surrenders of leases (without needing to observe the provisions of the Law of Property Act 1925 Sections 99 and 100) of, or otherwise dispose of or deal with all or any part of, The Property or of rights associated with all or any part of The Property or to concur in so doing whether in the name or on behalf of the Borrower or otherwise;
- 7.4.8.5** to seize and sever all or any fixtures at or in The Property other than, to the extent the Borrower comprises an individual or individuals, trade machinery as defined by the Bills of Sale Act 1878 and sell the same separately from The Property or its site;
- 7.4.8.6** to settle, arrange, compromise or submit to arbitration any sums due under any prior security and any accounts, claims, questions or disputes whatsoever which may arise in connection with any business of the Borrower or The Property or in any way relating to this or any prior security;
- 7.4.8.7** to bring, take, defend, compromise, submit to arbitration or discontinue any actions, suits or proceedings whatsoever whether civil or criminal which may arise in connection with any business of the Borrower or The Property or in any way relating to this or any prior security;
- 7.4.8.8** to disclaim, abandon or disregard all or any outstanding contracts of the Borrower and to allow time for payment of any debts either with or without security;
- 7.4.8.9** to repair, insure, manage, protect, improve, enlarge, develop, build, complete or reconstruct or replace all or any part of The Property and to apply for and obtain any appropriate permissions, approvals, consents or licences;

7.4.8.10 to acquire by purchase, lease or otherwise any further property, assets or rights;

7.4.8.11 to appoint, employ and dismiss managers, officers, contractors and agents; and

to do (whether in the name of the Borrower or otherwise) all such other acts and things as he may consider necessary or desirable for the preservation, management, improvement or realisation of The Property or as he may consider incidental or conducive to any of the above matters or to the exercise of any of the above powers.

7.4.9 *Application of money*

All money received by any receiver shall be applied by him in the following order:

7.4.9.1 in payment of the costs, charges and expenses of and incidental to the appointment of the receiver and the exercise of all or any of his powers and of all outgoings paid by him (including preferential debts and sums due under any prior security);

7.4.9.2 in payment to the receiver of such remuneration as may be agreed between him and the Lender at, or at any time and from time to time after, his appointment;

in or towards satisfaction of the amount owing on this security with the surplus (if any) being paid to the Borrower or other persons entitled to it.

7.5 *Right to consolidate*

The Law of Property Act 1925 Section 93 (restricting the Lender's right of consolidation) shall not apply to this security.

7.6 *Power to settle with prior mortgagees*

7.6.1 *Redemption*

If any proceedings or steps are threatened to be taken or are taken to exercise or enforce any powers or remedies conferred by any incumbrance having priority over this security against The Property, the Lender or any receiver appointed by him may redeem that prior incumbrance or procure the transfer of it to himself and may settle and pass the accounts of any incumbrancer entitled to such prior security.

7.6.2 *Repayment*

All The Principal money, Interest, costs, charges and expenses of and incident to any redemption or transfer pursuant to clause 7.6.1 REDEMPTION shall be repaid by the Borrower to the Lender on demand with Interest payable from the date of payment by the Lender until repayment by the Borrower (such Interest to be payable in the same manner as Interest on The Principal), and until repayment all such sums and Interest shall be charged on The Property.

7.6.3 Accounts

Any accounts settled or passed in connection with any redemption or transfer pursuant to clause 7.6.1 REDEMPTION shall be conclusive and binding as well between the Lender and any receiver appointed by him on the one hand and the Borrower on the other hand as between such prior incumbrancer and the Borrower.

8 PROTECTION OF THOSE DEALING WITH LENDER OR RECEIVER

No person dealing with the Lender or any receiver appointed by him shall be concerned bound or entitled to inquire or be affected by notice as to any of the following matters:

- 8.1** whether this security has become enforceable;
 - 8.2** whether any power exercised or purported to be exercised under this Deed has arisen or become exercisable;
 - 8.3** the propriety, regularity or purpose of the exercise or purported exercise of any such power;
 - 8.4** whether any money remains due under the security; or
- the necessity or expediency of the stipulations and conditions subject to which any disposition shall be made and the receipt of the Lender or any receiver for any money shall effectually discharge the person paying from such matters and from being concerned to see to the application or being answerable for the loss or misapplication of such money.

9 INDULGENCE AND WAIVER

The Lender may at any time or times without discharging or diminishing or in any way prejudicing or affecting this security or any right or remedy of the Lender under this Deed grant to the Borrower, or to any other person, time or indulgence, further credit, loans or advances or enter into any arrangement or variation of rights or, either in whole or in part, release, abstain from perfecting or enforcing or neglect or fail to perfect or enforce any

remedies, securities, guarantees or rights which he may now or subsequently have from or against the Borrower or any other person.

10 DEMANDS AND NOTICES

10.1 Form and mode of deemed service

A demand or notice by the Lender under this Deed must be in writing and shall be deemed to have been properly served on the Borrower if served personally on:

10.1.1 the Borrower if an individual;

10.2 Method of service

Service shall be deemed to be effected notwithstanding the death or as appropriate dissolution of the Borrower:

10.2.1 at 10:00 am hours on the second business day (being a day when the United Kingdom clearing banks are open for business in the City Of London) immediately following the day of posting if given by first class letter post irrespective of the time or date of actual delivery or of lack of delivery;

10.2.2 when dispatched if given by fax; and

10.2.3 when left at The Property concerned if delivered.

10.3 Other methods of service

The methods of service described in clause 10.1 FORM AND MODE OF DEEMED SERVICE are in addition, and without prejudice, to any other method of service prescribed or permitted by law and in particular to the provisions of the Law of Property Act 1925 Section 196.

10.4 Multiple borrowers

If the expression 'the Borrower' includes more than one person, service on any one person shall be deemed to constitute service upon all such persons.

11 VALIDITY AND SEVERABILITY

11.1 Enforceability

Each of the provisions of this Deed is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions shall not be affected or impaired.

11.2 Lack of capacity

If this Deed is executed by or on behalf of more than one person and any one or more of those persons is not bound by its provisions (whether by reason of lack of capacity or improper execution or for any other reason), the remaining parties shall continue to be so bound as if those who are not bound had not been parties to the security.

12 EXCLUSION OF THIRD PARTY RIGHTS

Nothing in this Deed is intended to confer any benefit on any person who is not a party to it.

13 GOVERNING LAW AND JURISDICTION

This Deed shall be governed by and construed in accordance with the laws of England and Wales and all claims and disputes between the parties arising out of or in connection with this Deed (whether or not contractual in nature) shall be determined in accordance with English law.

13.1 If in any court either party argues that a court other than the courts of England and Wales has jurisdiction to determine any dispute or difference between the parties arising out of or in connection with this Deed that issue shall be determined in accordance with English law and each party irrevocably and unconditionally waives any right it might otherwise have to rely upon the law of the forum or any other law.

13.2 Submission to jurisdiction

13.2.1 For the benefit of the Lenders the Borrower submits to the exclusive jurisdiction of the courts of England and Wales in relation to all claims, disputes, differences or other matters arising out of or in connection with this Deed provided that nothing in this clause shall prevent the Lender in their sole and unfettered discretion, from commencing proceedings against the Borrower in any court of competent jurisdiction.

13.2.2 The Borrower irrevocably waives any right that it may have:

13.2.3 to object on any ground to an action being brought in the courts of England and Wales, to claim that the action brought in the courts of England and Wales has been brought in an inconvenient forum, or to claim that the courts of England and Wales do not have jurisdiction; or

13.2.4 To oppose the enforcement of any judgment of any court of England and Wales.

SCHEDULE 1: THE PROPERTY

All that Freehold Land and buildings being Venture, Dunstable Road, Studham, Dunstable (LU6 2QJ) and registered under **title number BD271072** together with all buildings, fixtures and fixed plant and machinery on such property, the proceeds of sale of the whole or any part of The Property and all rights appurtenant to or benefiting The Property.

All that Freehold Land and buildings being 2 Kensworth Road, Studham, Dunstable (LU6 2QF) and registered under **title number BD62424** together with all buildings, fixtures and fixed plant and machinery on such property, the proceeds of sale of the whole or any part of The Property and all rights appurtenant to or benefiting The Property.

SCHEDULE 2: THE RESTRICTION

The Form P Restriction To Be Registered against The Title Number:

(1) BD271072 and (2) BD62424

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 restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated ~~....~~³⁰ June 2023 in favour of **MT FINANCE LIMITED (Co. Regn. No. 06622832) of Level 20, The Broadgate Tower, 20 Primrose Street, London EC2A 2EW** ('the Lender') referred to in the charges register.

Declaration for exemption relating to businesses (articles 60C and 60D of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001)

I am/We are* entering this agreement wholly or predominantly for the purposes of a business carried on by me/us or intended to be carried on by me/us.

I/We* understand that I/We* will not have the benefit of the protection and remedies that would be available to me/us* under the Financial Services and Markets Act 2000 or under the Consumer Credit Act 1974 if this agreement were a regulated agreement under those Acts.

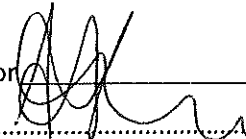
I/We* understand that this declaration does not affect the powers of the court to make an order under section 140B of the Consumer Credit Act 1974 in relation to a credit agreement where it determines that the relationship between the lender and the borrower is unfair to the borrower.

I am/We are aware that, if I am/we are in any doubts as to the consequences of the agreement not being regulated by the Financial Services and Markets Act 2000 or the Consumer Credit Act 1974, then I/we* should seek independent legal advice.


I/We understand that I/We will not have the benefit of the protection and remedies that would be available to me/us under the Mortgage Credit Directive Order 2015 if this agreement was a consumer buy-to-let mortgage contract under that Order.

I am/We are aware that, if I am/we are in any doubts as to the consequences of the agreement not being regulated by the Mortgage Credit Directive Order 2015, then I/we should seek independent legal advice.

EXECUTED BY REGAL DEVELOPMENTS GROUP LTD acting by its Director



SIGNATURE OF WITNESS:



FULL NAME AND ADDRESS OF WITNESS

JEMMA RICHARDS-BRINDLEY

1-3 HIGH STREET, THAME, OXON,
OX9 2BX

MORTGAGE DEED CONTINUES BELOW AND MUST ALSO BE SIGNED BELOW

**IN WITNESS WHEREOF THE BORROWER HAS EXECUTED THIS DOCUMENT AS A DEED in
the year and date appearing on the first page of it.**

EXECUTED as a Deed by REGAL DEVELOPMENTS GROUP ^{Limited &} ~~LTD~~ acting by its Director ANTHONY
(The Borrower) PAUL FORD
JRS.

In the presence of

Signature of Witness.....
JR Brindley

Name (in Block CAPITALS) JEMMA RICHARDS-BRINDLEY

Address.....
1-3 HIGH STREET, THAME, OXON,
OX9 2BX