



**Registration of a Charge**

Company Name: **MTREE LIMITED**

Company Number: **13933265**



XBJBT300

Received for filing in Electronic Format on the: **21/12/2022**

**Details of Charge**

Date of creation: **16/12/2022**

Charge code: **1393 3265 0002**

Persons entitled: **GATEHOUSE BANK PLC**

Brief description: **LEGAL CHARGE RELATING TO 59 VALENTINE CRESCENT, SHEFFIELD, S5 0NX**

**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: **FATEMA MIAH**



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

Company number: 13933265

Charge code: 1393 3265 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th December 2022 and created by MTREE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st December 2022 .

Given at Companies House, Cardiff on 23rd December 2022

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**

**Buy-to-Let Purchase Plan**

This is an important legal document which should be read carefully. The Bank recommends that before signing it the Client should take independent legal advice regarding the nature and practical implications of this document. The Client undertakes to comply with and be bound by the Legal Charge Terms and Conditions set out in the Buy-to-Let Purchase Plan Terms and Conditions 2022 (the Terms and Conditions) and agrees that they are incorporated and form part of this deed. The Client acknowledges that it has received a copy of the Terms and Conditions. Words used in this deed and having special meanings are shown in bold and are defined in Section 2 of the Terms and Conditions.

**Date of this deed:** 16th December 2022

**Parties to this Deed**

**(1) The Bank:** Gatehouse Bank plc, a public limited company registered in England and Wales with company number 06260053 whose registered office is at The Helicon, One South Place, London EC2M 2RB

**(2) The Client:**

M TREE LIMITED, registered in England & Wales with company number 13933265 whose registered office is at 2 Frederick Street, Kings Cross, London, WC1X 0ND, United Kingdom, acting by the following director(s):

Kwong Yiu Au of Flat H 23/F Forum Court, Forum Court, Pictorial Garden Phase 2, Shatin NT, XXIX, Hong Kong

Pui Chiu Wong of 3 Holberry Close, Broomhall, Sheffield, S10 2FQ, United Kingdom

**Property:** The property known as 59 Valentine Crescent, Sheffield, S5 0NX, United Kingdom

1. For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the **Legal Charge Terms and Conditions** are incorporated into this **Legal Charge**
2. As continuing security for payment and discharge of the **Secured Obligations**, the **Client** with full title guarantee charges to the **Bank**:
  - 2.1. by way of first legal mortgage the **Lease** dated on or about the date of this **Legal Charge** between the **Bank** (as lessor) and the **Client** (as lessee) in respect of the **Property**; and
  - 2.2. by way of first fixed charge:
    - 2.2.1. the **Client's** beneficial interest in the **Property** under a **Diminishing Musharakah Agreement** dated on or about the date of this **Legal Charge** made between the **Bank** and the **Client**; and
    - 2.2.2. any other interest the **Client** has in the **Property** including any shares in any management or lessor company which are or may be registered in or allotted to the **Client**, together with all rights, easements and privileges belonging to or benefitting the **Property**.
3. The **Client** with full title guarantee charges to the **Bank** by way of first fixed charge the rights, proceeds, benefits and authorisations referred to in clause 3.1 of the **Legal Charge Terms and Conditions**.
4. The **Client** agrees to the entry of the following restriction in the proprietorship register of the title to the **Lease** which is, or is required to be, registered at the Land Registry as follows:  
'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 **.16.December..... 202...** in favour of Gatehouse Bank plc of The Helicon, One South Place, London EC2M 2RB referred to in the Charges Register.

#### **Bank signature**

*Signed and delivered as a deed by the **Bank** on the date indicated above.*

Executed as a deed by ..... as attorney for and on behalf of and in the name of Gatehouse Bank Plc in the presence of;

.....  
Signature of Attorney

.....  
Signature of Witness

.....  
Name and address of witness

**Client signature**

Signed and delivered as a deed by the **Client** on the date indicated above.

SIGNED as a deed by MTREE LIMITED, acting by  
Kwong Yiu Au in the presence of a witness:

Signature: 

Name: Kwong Yiu Au

Witness signature: .....

Witness name: Mei Ha Tsang

Witness address: Room 306 Ying

Cheong House Cheung Sha Wan Hong Kong

Witness occupation: Homemaker

SIGNED as a deed by MTREE LIMITED, acting by  
Pui Chiu Wong in the presence of a witness:

Signature: ... ..

Name: Pui Chiu Wong

Witness signature: .....

Witness name: Hon Mrs. J. M.

Witness address: 43 Chapman Close

56 53x SHEFFIELD, U.K.

Witness occupation: FINANCIAL PLANNER