



Registration of a Charge

Company Name: **AH7 LTD**

Company Number: **14672005**



XCUZY1BT

Received for filing in Electronic Format on the: **18/01/2024**

Details of Charge

Date of creation: **18/01/2024**

Charge code: **1467 2005 0002**

Persons entitled: **QUANTUM MORTGAGES LIMITED**

Brief description: **45 LIMES ROAD CROYDON CR0 2HF**

Contains fixed charge(s).

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: **SIMON LAWRENCE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14672005

Charge code: 1467 2005 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th January 2024 and created by AH7 LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th January 2024 .

Given at Companies House, Cardiff on 19th January 2024

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**

18/1
DATED 2024



(1) Quantum Mortgages Limited

- and -

(2) *AH7 LTD*

Mortgage Deed: Limited Company Buy to Let

THE PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Form of charge filed at HM Land Registry under reference MD1617A.

This Deed is dated 18th JANUARY 2029

PARTIES

(1) AH7 LTD

incorporated and registered in England and Wales with Company Number 14672005

whose registered office is at

MILTON KEYNES BUSINESS CENTRE UNIT 150 WOTLEY COURT
LINCOLN ROAD MILTON KEYNES MK14 6GD
United Kingdom (Borrower).

(2) Quantum Mortgages (Lender) and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.

Property Address: 45 LINES ROAD CROFTON CRO ZH4

Title Number: SL2 21357

Mortgage Conditions:

**Quantum Mortgages Terms and
Conditions: Buy to Let Mortgages January
2022.**

1. This deed incorporates the Mortgage Conditions.
2. The Borrower acknowledges receipt of the Loan.
3. The Borrower confirms that it has received a copy of each Security Document. The Borrower agrees to comply with the terms and conditions applicable to it of each Security Document to which it is a party and in each capacity in which it is acting.
4. The Borrower confirms that it has taken independent legal advice from a qualified solicitor regarding its entry into this deed and any other Security Document to which it is a party.
5. The Borrower, with full title guarantee and to the intent that the Security created by this deed will rank as a continuing Security for the payment and discharge of all the Secured Liabilities, charges in favour of the Lender: -
 - i. the Property by way of first legal mortgage with the intent that the security hereby constituted shall extend to and include the Borrower's beneficial interest in the Property or in the proceeds of sale thereof; and
 - ii. by way of first fixed charge all rents derived from the Property and any proceeds of any insurance of the Property to the extent that the same are not otherwise subject to a first legal mortgage under this deed.

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6. The Borrower applies to the Land Registrar for the following restriction in Form P to be registered against its title to the Property:

"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 18/1/2024 in favour of Quantum Mortgages Limited referred to in the charges register."

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

EXECUTED as a Deed by

[NAME OF BORROWER 1]:

[SIGNATURE OF BORROWER 1]

AB7 LTD

X DIRECTOR OF THE
DIRECTOR

X



In the presence of:

W Signature: N. Zou
I
T

N
E Name: NIMRA AHMED
S (IN BLOCK CAPITALS)

S
Address: 84 EXETER ROAD
CRENSHAW
CR0 6EG.

EXECUTED as a Deed by

[NAME OF BORROWER 2]:

[SIGNATURE OF BORROWER 2]

Xx

In the presence of:

W Signature:

I

T

N

E

Name:

S

(IN BLOCK CAPITALS)

S

Address:

x

x

In the presence of:

Y Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address:

EXECUTED as a Deed by
[NAME OF BORROWER 4]:

[SIGNATURE OF BORROWER 4]

x

In the presence of:

W Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address:

EXECUTED as a Deed by
[NAME OF BORROWER 3]:

[SIGNATURE OF BORROWER 3]