



Registration of a Charge

Company name: **DEFT PROPERTIES LIMITED**

Company number: **06273306**



X85GHN76

Received for Electronic Filing: **14/05/2019**

Details of Charge

Date of creation: **09/05/2019**

Charge code: **0627 3306 0008**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **AS A CONTINUING SECURITY FOR THE PAYMENT AND DISCHARGE OF THE SECURED LIABILITIES, THE MORTGAGOR WITH FULL TITLE GUARANTEE CHARGES TO THE LENDER A FIRST LEGAL MORTGAGE OVER LAND AT 3 MULBERRY GARDENS, GORING-BY-SEA, WORTHING, WEST SUSSEX, BN12 4NU, AS REGISTERED UNDER TITLE SX135635 AND A FIRST FIXED CHARGE. FOR MORE 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 THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **JULIAN SAMPSON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6273306

Charge code: 0627 3306 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th May 2019 and created by DEFT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th May 2019 .

Given at Companies House, Cardiff on 15th May 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

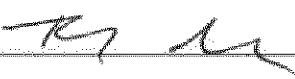
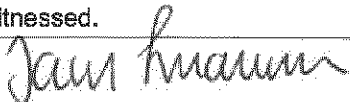
MORTGAGE DEED

Account No: 718128779

DATE:	9 May 2019		
THE BORROWER(S)	Deft Properties Limited Incorporated and registered in England and Wales with company number 06273306 whose registered office is at Maple Leaf House, Canterbury Road, Worthing, West Sussex, England, BN13 1AW		
THE COMPANY:	Keystone Property Finance Limited whose registered office is at 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA 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.		
THE PROPERTY:	3 Mulberry Gardens, Goring-by-Sea, Worthing, West Sussex, BN12 4NU		
TITLE NO:	SX135635		

1. The Borrower(s)
 - i. acknowledge(s) receipt of the Loan
 - ii. with full title guarantee, charge(s) the Property by way of first legal mortgage such that the continuing security shall extend to and include the Borrower(s)' beneficial interest in the Property or in the proceeds of sale, with secured amount as defined in the Mortgage Conditions 2018
4. This Deed
 - i. incorporates the Mortgage Conditions 2018 and the Borrower(s) acknowledge(s) receipt of a copy thereof.
 - ii. is also made for securing (but the Company is not obliged to make) further advances (including re-advances)
2. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction 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 (date) in favour of the Company referred to in the charges register.

SIGNED AS A DEED BY THE BORROWER(S), ACTING BY A DIRECTOR, IN THE PRESENCE OF THE WITNESS(ES) NAMED BELOW:

SIGNATURE(S):	WITNESS(ES) (Signature, name (in capitals) and address, each signature to be separately witnessed.
	 James Immanuel 73 Church Road Marle BN3 2BB

Form of Charge filed at HM Land Registry under reference MD1546B