



**Registration of a Charge**

Company name: **CROYDON TOWER 1 LIMITED**

Company number: **10695139**



X69WZK62

Received for Electronic Filing: **03/07/2017**

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**Details of Charge**

Date of creation: **26/06/2017**

Charge code: **1069 5139 0001**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **COLUMBUS HOUSE 10 EDRIDGE ROAD CROYDON CR0 1EE  
REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER  
SGL573075**

**Contains fixed charge(s).**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **KATHERINE BURRELL**



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

Company number: 10695139

Charge code: 1069 5139 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th June 2017 and created by CROYDON TOWER 1 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd July 2017 .

Given at Companies House, Cardiff on 5th July 2017

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**

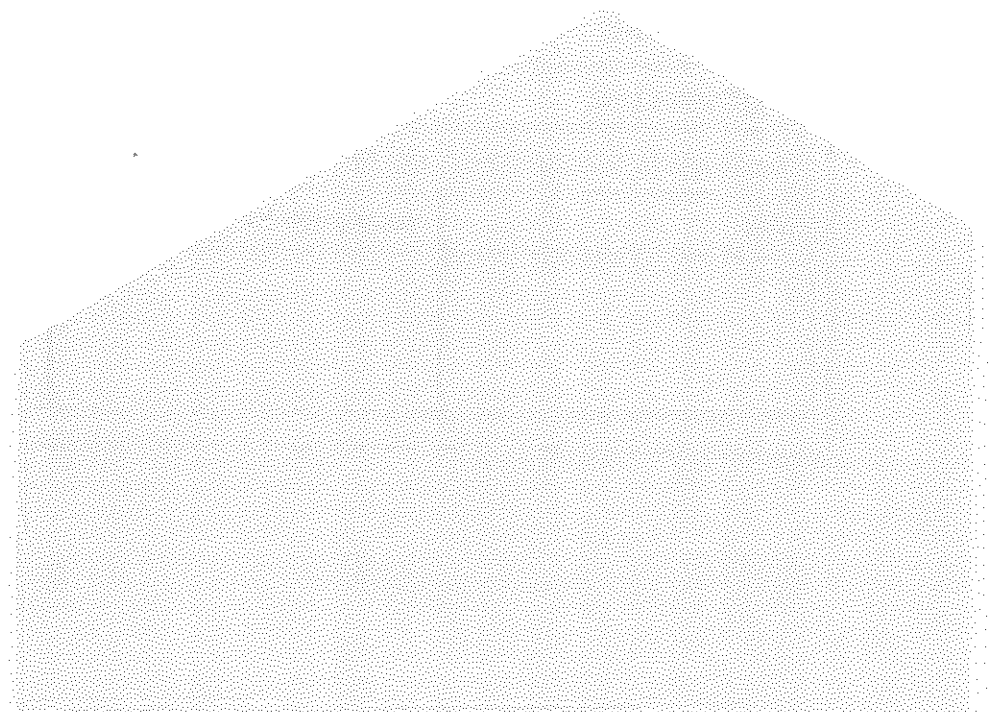


THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



# **LendInvest Mortgage Deed**

England & Wales



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Legal mortgage made on 2nd day of June 2017

By this legal mortgage made by you:

**BOX A (Customer details)**

CROYDON TOWER 1 LIMITED  
of  
No.1 London Bridge London SE1 9BG  
with registered number 10695139

in favour of us, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Property* to secure your liabilities to the *Secured Parties* on the terms which appear in this *Mortgage Deed* (including the *Mortgage Conditions*).

**BOX B (Description of the freehold property to be mortgaged)**

**Address of Property**

Columbus House 10 Edridge Road Croydon CR0 1EE

**Registered Land**

Title Number(s)

SGL573075

**Unregistered land**

The Property is comprised in the following deed(s):

Date	Description of deed(s)	Parties

- (1) This *Mortgage Deed* incorporates the General Mortgage Conditions (2016) (the **Mortgage Conditions**). *You* acknowledge that *you* have received a copy of the Mortgage Conditions and agree that *you* will observe and perform them.
- (2) Terms in italics used in this *Mortgage Deed* are defined in or, as applicable, interpreted in accordance with, the Mortgage Conditions.
- (3) *You* undertake to pay *us*, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
  - (A) *you* charge to *us*:
    - (i) by way of legal mortgage, the *Property*;
    - (ii) by way of fixed charge to the extent not effectively assigned under sub-paragraph (4)(B) below:
      - (a) all *your Insurance Policy Rights*;
      - (b) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*;
      - (c) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*; and
    - (iii) by way of fixed charge all *Authorisations* and all rights in connection with those *Authorisations*;
  - (B) *you* assign to *us* absolutely (subject to such rights being re-assigned to *you* at the end of the *Security Period*):
    - (i) all of *your Insurance Policy Rights*;
    - (ii) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*; and
    - (iii) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*,

provided that nothing in this sub-paragraph (4)(B) shall constitute *us* as mortgagee in possession.
- (5) *You* consent to an application being made by *us* to the Land Registry for the following restriction to be registered against the title to the *Property*:

*"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 [•] in favour of LendInvest Security Trustees Limited referred to in the charges register or its conveyancer."*

*You also consent to us registering any priority arrangements applicable to the Mortgage Deed at the Land Registry which will then be publicly available.*

*This Mortgage Deed has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this Mortgage Deed.*

EXECUTION PAGE TO MORTGAGE DEED

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Where you are a limited company and are signing by ~~two directors or one director and the company secretary~~ in the presence of a witness

Executed as a deed by CROYDON TOWER 1 LIMITED  
acting by ~~two Directors~~ in the presence of  
a

A. Kumar

Name of Director



Signature of Director

In the presence of : Lt

Name : Shrawan Rao

Name of Director

Signature of Director

Address : NO 1 London Bridge, London, SE1 9BE

Occupation : Solicitor

