



Registration of a Charge

Company Name: **KNIGHTS HOUSE PROPERTY MANAGEMENT LTD**

Company Number: **12132746**



Received for filing in Electronic Format on the: **27/05/2022**

XB4VD1GY

Details of Charge

Date of creation: **16/05/2022**

Charge code: **1213 2746 0004**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **ALL THAT LEASEHOLD PROPERTY KNOWN AS FLAT 101, KNIGHTS HOUSE, SUTTON COLDFIELD B72 1QB MORE PARTICULARLY DESCRIBED IN A LEASE DATED 28 FEBRUARY 2020 REGISTERED AT H.M LAND REGISTRY UNDER TITLE NUMBER MM140608. FOR FURTHER PROPERTIES BEING CHARGED PLEASE SEE THE ATTACHED SCHEDULE**

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: **BRECHER LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12132746

Charge code: 1213 2746 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th May 2022 and created by KNIGHTS HOUSE PROPERTY MANAGEMENT LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th May 2022 .

Given at Companies House, Cardiff on 31st May 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**

MORTGAGE DEED

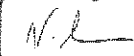
IMPORTANT NOTICE: THIS IS A FORMAL DOCUMENT CREATING LEGAL RIGHTS AND OBLIGATIONS. WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER INDEPENDENT LEGAL ADVISER BEFORE EXECUTING THIS DOCUMENT

Date:	16 May 2022	Loan ref: 807558
We are:	Castle Trust Capital plc (Company No. 07454474), whose registered office is 10 Norwich Street, London, EC4A 1BD which includes our successors and assignees.	
You are:	Knights House Property Management Ltd (company number 12132746)	
Property:	means the property listed in the attached property schedule registered at H.M. Land Registry under the Title Numbers listed in the attached property schedule	
Conditions:	are the Castle Trust TermTen Serviced (Buy To Let) Mortgage Terms and Conditions Version 1.	
We includes "us" and "our". You includes "yourself" and "your".		

EXECUTED as a DEED by**Knights House Property Management Ltd**

acting by

DocuSigned by:



7F8F211A2D27445...

(Signature)

Nicholas Sellman

....., a director

(Print name)

in the presence of:

DocuSigned by:



BFS787F8EA9CADD...

(Witness Signature)

Liz Foley

Witness Full Name:

(in BLOCK CAPITALS)

The Moat House, 24 Lichfield Road

Witness Address:

Sutton Coldfield, B74 2NJ

.....
Operations Manager

Witness Occupation:

I confirm that I was physically present when the above
signatory signed this deed.

Form of charge filed at H.M. Land Registry under reference MD1511P

Castle Trust P.O.Box 6886 Basingstoke RG24 4XF Tel: 0246 241 3079 www.castletrust.co.uk

Castle Trust is the trading name of Castle Trust Capital plc (Company no: 07454474). Castle Trust Capital plc is registered in England and Wales. Registered office: 10 Norwich Street, London EC4A 1BD. Castle Trust Capital plc is authorised and regulated by the Financial Conduct Authority.

*You will incur the same call costs as if you were calling an 01 or 02 landline, which are often included in your monthly allowance. Your calls may be recorded or monitored for training purposes.

Mortgage Deed Knights House Property Management Ltd.docx

- 1 This Mortgage incorporates the Conditions and you acknowledge that you have received a copy of the
Conditions and the Agreement. This is the Mortgage Deed (the "Mortgage") referred to in the Agreement and
Conditions.
- 2 Should you wish to repay this mortgage early, we may have the right to impose an early repayment
charge. The early repayment charges that will apply are set out in clause 5 the Conditions and in the
Agreement.
- 3 You hereby undertake to pay to us all sums due and that may become due by you to us.
- 4 You charge with full title guarantee as security for all sums due and that may become due by you to us:
- 4.1 by way of legal mortgage over the Property;
- 4.2 by way of fixed charge all buildings and other structures on, and items fixed to, the Property; and
- 4.3 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property.
- You apply to the Chief Land Registrar to enter a restriction on the register of title to the Property to the effect
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 ____/____/____ in favour of
Castle Trust Capital plc referred to in the charges register.
- 5 This Mortgage shall take effect as a deed.
- 6 A person who is not a party to this Mortgage shall have no right under the Contracts (Rights of Third Parties)
Act 1999 to enforce any term of this Mortgage. This Clause does not affect any right or remedy of any person
which exists or is available otherwise than pursuant to that Act.
- 7 This Mortgage shall be governed by and construed in accordance with English Law.

Property Schedule

1. All that leasehold property known as Flat 101, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140608
2. All that leasehold property known as Flat 102, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140614
3. All that leasehold property known as Flat 103, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140618
4. All that leasehold property known as Flat 104, Knights House, Sutton Goldfield, B72 106 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140622
5. All that leasehold property known as Flat 105, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140624
6. All that leasehold property known as Flat 106, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140627
7. All that leasehold property known as Flat 107, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140629
8. All that leasehold property known as Flat 108, Knights House, Sutton Coldfield, B72 10B more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140632
9. All that leasehold property known as Flat 109, Knights House, Sutton Goldfield, B72 1Q13 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140639
10. All that leasehold property known as Flat 201, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140641
11. All that leasehold property known as Flat 202, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140636
12. All that leasehold property known as Flat 203, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140646
13. All that leasehold property known as Flat 204, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140650
14. All that leasehold property known as Flat 205, Knights House, Sutton Coldfield, B72 1Q13 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140653
15. All that leasehold property known as Flat 206, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140655
16. All that leasehold property known as Flat 207, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140659
17. All that leasehold property known as Flat 301, Knights House, Sutton Coldfield, B72 1013 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140664
18. All that leasehold property known as Flat 302, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140669
19. All that leasehold property known as Flat 303, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140605
20. All that leasehold property known as Flat 304, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140672

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43. All that leasehold property known as Flat 606, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated on even dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140604
44. All that leasehold property known as Flat 607, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140609
45. All that leasehold property known as Flat 701, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140611
46. All that leasehold property known as Flat 702, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140613
47. All that leasehold property known as Flat 703, Knights House, Sutton Goldfield, B72 1Q8 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140617
48. All that leasehold property known as Flat 704, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140621
49. All that leasehold property known as Flat 705, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140623
50. All that leasehold property known as Flat 706, Knights House, Sutton Goldfield, 672 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140626
51. All that leasehold property known as Flat 707, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140631
52. All that leasehold property known as Flat 801, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140634
53. All that leasehold property known as Flat 802, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140638
54. All that leasehold property known as Flat 803, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140642
55. All that leasehold property known as Flat 804, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140644
56. All that leasehold property known as Flat 805, Knights House, Sutton Goldfield, B72 108 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140647
57. All that leasehold property known as Flat 806, Knights House, Sutton Goldfield, 672 1Q8 more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140649
58. All that leasehold property known as Flat 901, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140654
59. All that leasehold property known as Flat 902, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140657
60. All that leasehold property known as Flat 903, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140658
61. All that leasehold property known as Flat 904, Knights House, Sutton Coldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140663
62. All that leasehold property known as Flat 905, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140667
63. All that leasehold property known as Flat 906, Knights House, Sutton Goldfield, B72 1QB more particularly described in a lease dated 28 February 2020 registered at H.M. Land Registry under Title Number MM140670