



Registration of a Charge

Company name: **PLATINUM LAND LIMITED**

Company number: **07538349**

Received for Electronic Filing: **31/03/2017**



Details of Charge

Date of creation: **30/03/2017**

Charge code: **0753 8349 0002**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **THE SIR THOMAS LIPTON MEMORIAL HOME, OSIDGE, 151 CHASE SIDE,
SOUTHGATE, LONDON, N14 5HE TITLE NUMBER: AGL189257**

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: **LIGHTFOOTS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7538349

Charge code: 0753 8349 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th March 2017 and created by PLATINUM LAND LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st March 2017 .

Given at Companies House, Cardiff on 3rd April 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

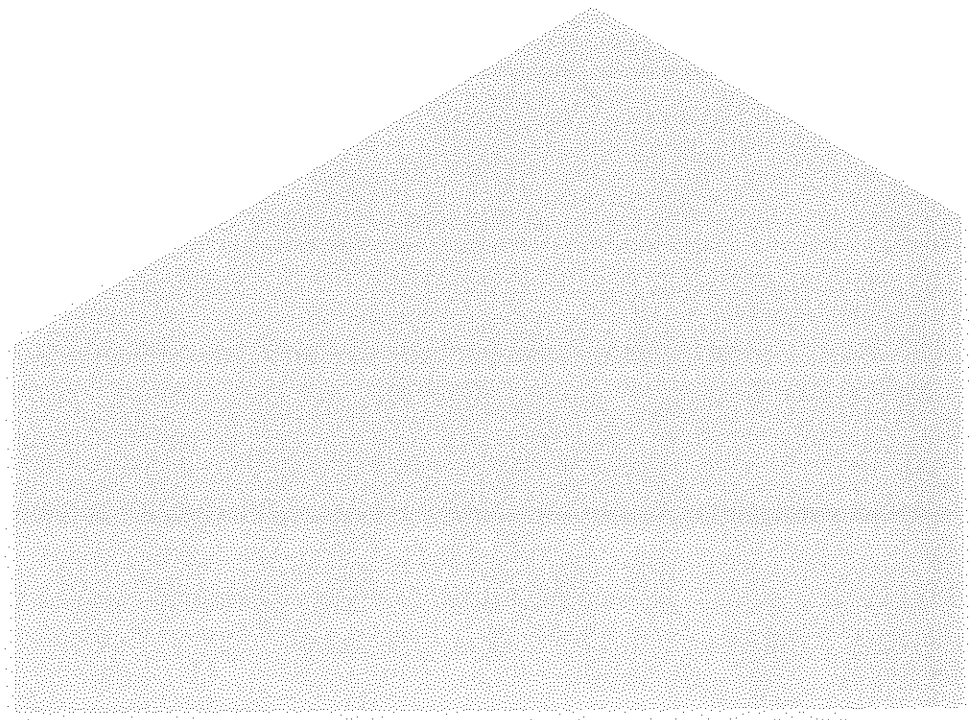


THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



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 30 day of March 2017

By this legal mortgage made by you:

BOX A (Customer details)

Platinum Land Limited
of
8 Queripel House 1 Duke House of York Sq, Kings Road, London SW3 4LY
with registered number 07538349

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/leasehold property to be mortgaged)

Address of Property

The Sir Thomas Lipton Memorial Home, Osidge, 151 Chase Side, Southgate, London N14 5HE

Registered Land

Title Number(s)

AGL189257

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 30 March 2017 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 a director in the presence of a witness

Executed as a deed by Platinum Land Limited
acting by its Director

Andrew Giddell
Name of Director

[Signature]
Signature of Director

In the presence of a witness:

Witness signature

[Signature]

Witness name

A Perry

Witness address

ADAM PERRY & CO LLP
10 Spaces Business Centre
15-17 Ingate Place
London SW8 3NS

Witness occupation

Solicitor