



**Registration of a Charge**

Company Name: **KEYSTONE DEVELOPMENTS LIMITED**

Company Number: **07813775**



Received for filing in Electronic Format on the: **29/09/2023**

XCD37NH6

**Details of Charge**

Date of creation: **29/09/2023**

Charge code: **0781 3775 0010**

Persons entitled: **PARATUS AMC LIMITED**

Brief description: **18 CLARENDON AVENUE, LEAMINGTON SPA, WARWICKSHIRE, CV32 4RY**

**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: **AQIB ALI**



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

Company number: 7813775

Charge code: 0781 3775 0010

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th September 2023 and created by KEYSTONE DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th September 2023 .

Given at Companies House, Cardiff on 4th October 2023

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**

# Foundation Home Loans

## PARATUS AMC LIMITED

This is an important document and you should take legal advice before signing.

<b>MORTGAGE DEED</b>		Account No.: 208979902
<b>Date</b>	29/09/2023	
<b>You, the Borrower(s)</b>	Keystone Developments Limited Company / Registered Number (if applicable):	
<b>We, Us and Our</b>	Paratus AMC Limited whose registered office and address for service is 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) 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.	
<b>Property</b>	18 Clarendon Avenue, Leamington Spa, Warwickshire, CV32 4RY Title number: WK519162 + WK531189	
<b>Mortgage Conditions</b>	The Foundation Home Loans Buy to Let Mortgage Conditions 2021.	
<b>Offer</b>	As defined in the Mortgage Conditions.	
<b>Secured Obligations</b>	All money or liabilities in any currency due, owing or incurred by the Borrower(s) (or any of them) to us at present or in the future, in any manner whether actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, guarantor or cautioner including any money and liabilities of the Borrower(s) (or any of them) to a third party which have been assigned or novated to or otherwise vested in us; and all interest and expenses.	

1. This Mortgage Deed incorporates the Mortgage Conditions and the Offer, copies of which the Borrower(s) acknowledge having received.
2. The Borrower(s) charge the Property by way of legal mortgage with full title guarantee and as a continuing security with the payment and discharge of the Secured Obligations.
3. This Deed secures additional borrowing but we are not obliged to agree to any additional borrowing.
4. Where the Borrowers are partners in a partnership (other than a limited liability partnership), each of the Borrowers signs this Deed as a partner of the partnership and as individuals, jointly and severally.
5. We and the Borrower(s) 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 Paratus AMC Limited referred to in the Charges Register.

Form of Charge filed at HM Land Registry under reference: MD1426E

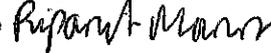
**Foundation Home Loans**  
5 Arlington Square  
Downshire Way  
Bracknell, Berkshire  
RG12 1WA

Tel: 0344 770 8032  
Fax: 0344 770 8022  
DX: 122533 Bracknell (2)  
www.foundationhomeloans.co.uk

Foundation Home Loans is a trading style of Paratus AMC Limited  
Registered Office: 5 Arlington Square, Downshire Way, Bracknell, RG12 1WA  
Registered in England and Wales Company No. 03489004  
Paratus AMC Limited is authorised and regulated by the Financial Conduct  
Authority Registration number 301128  
Calls may be monitored and recorded

**IN WITNESS OF WHICH** this document has been duly executed as a Deed by the Borrower(s) and has been delivered on the date written at the beginning of this Deed.

Signed as a Deed by the Borrower(s) in the presence of a Witness:

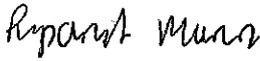
<p><b>Borrower signature</b> </p> <p>Print name GURDEEP NATHANI. KEystone DEVELOPMENT Ltd.</p>	<p>Witness signature </p> <p>Print name RIPANJIT MANN Address 25 CLOISTER WAY LEAMINGTON SPA CV32 6QG</p>
<p><b>Borrower signature</b></p> <p>Print name</p>	<p>Witness signature</p> <p>Print name</p> <p>Address</p>
<p><b>Borrower signature</b></p> <p>Print name</p>	<p>Witness signature</p> <p>Print name</p> <p>Address</p>
<p><b>Borrower signature</b></p> <p>Print name</p>	<p>Witness signature</p> <p>Print name</p> <p>Address</p>

[Signing section if the Mortgagor is a company or LLP]

Executed as a Deed by the Borrower as follows:

Acting by:

In the presence of:

<p>Director/Secretary/Member (delete as applicable)</p> <p>Signature </p> <p>Print Name GURDEEP MATUARAM</p>	<p>Witness Signature </p> <p>Print Name RIPANDIT MANN</p> <p>Address 25 CLOSTER WAY LEAMINGTOW SPA CV32 6QC</p>
<p>Director/Secretary/Member (delete as applicable)</p> <p>Signature</p> <p>Print Name</p>	<p>Witness Signature</p> <p>Print Name</p> <p>Address</p>