Companies House

MR01(ef)

Registration of a Charge

Company Name: **KAPINARA PROPERTIES LIMITED**
Company Number: **10594759**

Received for filing in Electronic Format on the: **05/12/2022**

XBI78SAJ

Details of Charge

Date of creation: **02/12/2022**

Charge code: **1059 4759 0003**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **5 MAYFIELD, BEXLEYHEATH, KENT, DA7 4DH**

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **BETH HENNESSY**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10594759

Charge code: 1059 4759 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd December 2022 and created by KAPINARA PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th December 2022 .

Given at Companies House, Cardiff on 6th December 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

Attach to front side page 1
Document Separator Code
01557186

Standard BTL Mortgage Deed

Date: 02/12/2022	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018	
Borrower: Kapinara Properties Limited	
Property: 5 Mayfield, BEXLEYHEATH, Kent, DA7 4DH	**Title No:** K207757

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):
   - 2.1 by way of first legal mortgage the Property.
   - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
   - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
   - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
   - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
   - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "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 [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

Standard BTL Mortgage Deed

Date

Company: The Mortgage Works (UK) plc

Registered in England. Registered Number: 01223275

Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2015

Borrower: Regina Elizabeth Hilton

2 Mayfield, BRIDLINGTON, Hull, DN15 8DH

Property: Title No. NL217767

1. The Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower before the Borrower freely adopts them.

2. The Borrower as legal owner with full title guarantee hereby charges the Property as security for the payment of the Secured Liabilities in the following priorities:

2.1 By way of first legal mortgage the Property;

2.2 By way of fixed charge all other rights and interests affected by or arising out of the Property;

2.3 By way of fixed charge the benefit of any covenant entered into by the Borrower in favour of the Lender in respect of the Property;

2.4 By way of fixed charge all the Borrower's rights and interests in any policy of insurance in respect of the Property and all claims and proceeds of such policy of insurance;

2.5 By way of fixed charge all the Borrower's rights and interests in any agreement for the letting of the Property or any part of the Property or for the letting of any fixtures and fittings on the Property and all rents and other sums payable under any such agreement;

2.6 By way of fixed charge all the Borrower's rights and interests in any guarantee or security for the payment of all or any part of the rent payable under any such agreement;

2.7 By way of fixed charge all the Borrower's rights and interests in any deposit of money paid by any tenant or licensee of the Property;

2.8 By way of fixed charge all the Borrower's rights and interests in any insurance policy in respect of the Property;

2.9 By way of fixed charge all the Borrower's rights and interests in any guarantee or security for the performance of any obligation under any such insurance policy;

2.10 By way of fixed charge all the Borrower's rights and interests in any other agreement, document or instrument in respect of the Property.

3. The Borrower hereby agrees to be bound by the Mortgage Conditions and the Borrower agrees that the Lender may at any time after the Mortgage has become enforceable or after the Borrower has breached any term of the Mortgage or any other agreement with the Lender or any other lender to the Borrower secured by the Property or any other security held by the Lender or any other lender to the Borrower secured by the Property or any other security held by the Lender or any other lender to the Borrower, enforce the Charge (together with accrued interest) in accordance with Clauses 7.1 to 7.4 of the Mortgage Conditions.

IN WITNESS whereof the Borrower has executed this deed and it is intended to be and is now delivered by the Borrower as a deed.

SIGNED as a deed by the

BORROWER in the presence of:-)

Witness signature :

Printed Name :

Address :

SIGNED as a deed by the)

BORROWER in the presence of:-)

Witness signature :

Printed Name :

Address :

COMPANIES:
EXECUTED as a Deed by the
BORROWER acting by a director and
its secretary or two directors or by a
director in the presence of a witness:

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	

Executed as a deed by

A company incorporated in

acting by
Who, in accordance with the laws of that territory,
[is][are] acting under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

Executing as a deed by affixing the common seal of the BORROWER in the presence of:)
)

Director:

Director/Secretary:

LLPS:
EXECUTED as a Deed by the
BORROWER acting by two designated
members or by a designated member
in the presence of a witness:

)..... LLP member

)..... LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	

T727 (06-2018)