



**Registration of a Charge**

Company name: **NEW CONCEPT PROPERTY LTD**

Company number: **10695791**



X77FRL88

Received for Electronic Filing: **05/06/2018**

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**Details of Charge**

Date of creation: **31/05/2018**

Charge code: **1069 5791 0002**

Persons entitled: **LENDINVEST BTL LIMITED**

Brief description: **73 ROOSEVELT APARTMENTS, 1 LEXINGTON GARDENS, BIRMINGHAM  
B15 2DU**

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or  
undertaking of the company).**

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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: **LIGHTFOOTS LLP**



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

Company number: 10695791

Charge code: 1069 5791 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st May 2018 and created by NEW CONCEPT PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th June 2018 .

Given at Companies House, Cardiff on 7th June 2018

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

# LendInvest Debenture (Buy-to-Let)

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 ALL OR PART OF THE CHARGED 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.**

By this *Debenture* made on 31st day of May 2018 by you:

**BOX A (Chargor details)**

New Concept Property Ltd  
of  
11 Rosedene Gardens, Ilford, Essex IG2 6YE  
with registered number 10695791

in favour of *us*, LendInvest BTL Limited (company number: 10845703) of 8 Mortimer Street, London, England, W1T 3JJ, *you* charge the *Charged Property* to secure *your* liabilities to the *us* on the terms which appear in this *Debenture* (including the *Debenture Conditions*).

**BOX B (Details of certain specific Charged Property)**

Assigned Contract(s): Not applicable

Designated Account(s): Not applicable

**BOX C (Details of the Property to which the Mortgage Debt relates)**

Address of Property: 73 Roosevelt Apartments, 1 Lexington Gardens, Birmingham B15 2DU  
Title number:

- (1) This *Debenture* incorporates the Debenture General Conditions (Buy-to-Let) 2017 (the **Debenture Conditions**). *You* acknowledge that *you* have received a copy of the Debenture Conditions and agree that *you* will observe and perform them.
- (2) Terms in italics used in this *Debenture* are defined in or, as applicable, interpreted in accordance with, the Debenture 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 fixed charge:
      - (a) all of *your* present and future interest in or over any freehold, leasehold or commonhold property (whether registered or unregistered) not otherwise effectively mortgaged or charged under the Mortgage Deed together with all building and fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property and all rights in respect of that property;
      - (b) all licences, consents and authorisations (statutory or otherwise) held or required in connection with *your* business or the use of any Charged Property, and all rights in connection with them;
      - (c) all of *your* present and future goodwill;
      - (d) all of *your* present and future uncalled capital;
      - (e) all of *your* Equipment;
      - (f) all of *your* Intellectual Property;
      - (g) all of *your* Book Debts;
      - (h) all of *your* Investments; and
      - (i) all monies from time to time standing to the credit of *your* accounts with any bank, financial institution or other person (including, if applicable, each Designated Account);
    - (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) the benefit of each *Assigned Contract* and the benefit of any guarantee or security for the performance of each *Assigned Contract*; and

- (C) *you* charge to us, by way of floating charge, all of *your* undertaking, property, assets and rights at any time not effectively mortgaged, charged or assigned pursuant to either paragraphs (A) or (B) above or pursuant to the Mortgage Deed.

This *Debenture* 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 *Debenture*.

EXECUTION PAGE TO DEBENTURE

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Where you are a limited company and are signing by two directors or one director and the company secretary

Executed as a deed by New Concept Property Ltd  
acting by two Directors or a Director and its Secretary

ANDREW BLOCK  
Name of Director

ARB  
Signature of Director

DAVID COX  
DCS Name of Director/  
Secretary

[Signature]  
Signature of Director/  
Secretary DCS