



Registration of a Charge

Company name: **CURTIS PROPERTY COMPANY LTD**

Company number: **11171015**



X7K595X8

Received for Electronic Filing: **05/12/2018**

Details of Charge

Date of creation: **30/11/2018**

Charge code: **1117 1015 0002**

Persons entitled: **KENSINGTON MORTGAGE COMPANY LIMITED**

Brief description: **ALL THAT FREEHOLD PROPERTY KNOWN AS 54 WASHINGBOROUGH ROAD, HEIGHINGTON, LINCOLN, LN4 1QR AND REGISTERED AT LAND REGISTRY WITH TITLE NUMBER LL171170.**

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:

**TRUAN CANNINGS FOR AND ON BEHALF OF SILLS & BETTERIDGE
LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11171015

Charge code: 1117 1015 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th November 2018 and created by CURTIS PROPERTY COMPANY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th December 2018 .

Given at Companies House, Cardiff on 7th December 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**

We certify that, save for the material redacted pursuant to section 859G of the Companies Act 2006, this is a true copy of the original document
 Dated 5 December 2018
 Signed Sills & Betteridge LLP
 Sills & Betteridge LLP

Kensington
 Lending for Real Life

Mortgage Deed

This Mortgage Deed is made on the Date between the Borrower(s) and the Company.
 All capitalised terms in this Deed have the meaning given to them in the Kensington Mortgage Conditions 2017 Ref KMC17 (the **Mortgage Conditions**) unless otherwise defined.

Date <u>30 November 2018</u> (Insert date)		Mortgage Conditions Kensington Mortgage Company Limited Mortgage Conditions (the "Mortgage Conditions")
Lender	Kensington Mortgage Company Limited (Company number: 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead, SL6 3QQ and its successors and assigns including any legal and/or equitable assignee of this Mortgage Deed whether by way of security only and those deriving title under it or them ("we" or "us" or "our")	
Property	Property: Freehold/Leasehold land being: <u>54 WASHINGTON ROAD, HEIGHINGTON, LINCOLN LN4 1QR</u> Registered at the Land Registry with Title Number(s): <u>LL171170</u> and shown edged on the plan filed with the Land Registry under the same Title Number (the "Property")	
Mortgagor	Name of company: <u>CURTIS PROPERTY COMPANY LIMITED</u> a limited liability company incorporated under the Companies Act in England and Wales with Company Number: <u>11171015</u> having its registered office at: <u>Landmark House, 1 Rischolme Road Lincoln, LN1 3SN.</u> ("you" or "your")	

1. This Mortgage Deed incorporates the Mortgage Conditions. You agree to be bound by the Mortgage Conditions and the Mortgage Offer. You confirm that you have received a copy of the Mortgage Conditions.
2. You charge the Property with full title guarantee by way of a legal mortgage as continuing security for the payment of the loan (as defined in the Mortgage Conditions) and any other amount you owe us under any other agreement we have (or will have) with you while we still have security over the property (in accordance with condition 11.1 of the Mortgage Conditions).
3. This Mortgage Deed secures further loans (that is, other loans that we make to you at a later date) but does not oblige us to make further loans.

Form of charge filed at HM Land Registry under reference MD682L

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited. Registered in England & Wales: Company No. 03049877. Registered address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 310336). Some investment mortgage contracts are not regulated by the FCA.



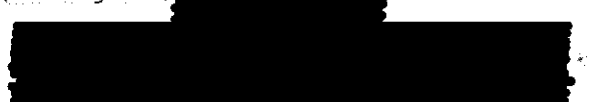
4. You apply to the Land Registry for the following restriction to be registered in the Proprietorship Register of the title to the property:
"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 30/11/18 in favour of Kensington Mortgage Company Limited (Company number: 3049877) referred to in the charges register."
5. You and we agree that this document may be destroyed at any time after it has been electronically scanned and registered by the Land Registry. An official copy issued by Land Registry will then be acceptable as evidence for all purposes as if it were the original.
6. This Mortgage Deed and our agreement with you are governed by the law of England and Wales.

Warning:

Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower.

You should obtain legal advice before you sign this Mortgage Deed.

<p>Executed as a deed by:</p> <p><u>CURTIS PROPERTY COMPANY</u></p> <p>(name of executing company)</p> <p>Acting by:</p> <p><u>ALEXANDER CURTIS</u></p> <p>(name of director)</p> <p></p> <p>(signature of director)</p> <p>In the presence of:</p> <p><u>PAUL HORTON</u></p> <p></p> <p>(witness signature)</p> <p></p> <p>(witness address)</p> <p><u>DIRECTOR</u></p> <p>(witness occupation)</p>	<p>ALTERNATIVELY</p> <p>Executed as a deed by</p> <p>_____</p> <p>(name of executing company)</p> <p>Acting by</p> <p>_____</p> <p>(name of director)</p> <p>_____</p> <p>(signature of director)</p> <p>And:</p> <p>_____</p> <p>(name of director/secretary)</p> <p>_____</p> <p>(signature of director/secretary)</p>
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