



Registration of a Charge

Company name: **RIX PROPERTIES LIMITED**

Company number: **11629225**



X9YWC611

Received for Electronic Filing: **22/02/2021**

Details of Charge

Date of creation: **22/02/2021**

Charge code: **1162 9225 0002**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **10 COURSE PARK CRESCENT FAREHAM PO14 4DW**

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: **ANEES REHMAN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11629225

Charge code: 1162 9225 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd February 2021 and created by RIX PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd February 2021 .

Given at Companies House, Cardiff on 23rd February 2021

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**

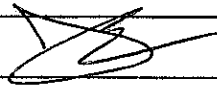
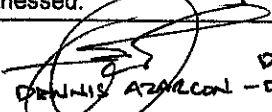
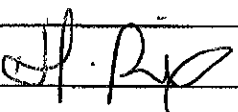

MORTGAGE DEED

Account No: 720088716

DATE: 22 February 2021	
THE BORROWER(S) RIX PROPERTIES LIMITED	
Incorporated and registered in England and Wales with company number 11629225	whose registered office is at
87, SOVEREIGN CRESENT, TITCHFIELD COMMON, FAIRHAM PO14 4LW	
THE COMPANY: Keystone Property Finance Limited whose registered office is at 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME18 4UA 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.	
THE PROPERTY: 10 COURSE BANK CRESCENT, FAIRHAM PO14 4JW	
TITLE NO: H252552	

1. The Borrower(s)
 - i. acknowledge(s) receipt of the Loan
 - ii. with full title guarantee, charge(s) the Property by way of first legal mortgage such that the continuing security shall extend to and include the Borrower(s)' beneficial interest in the Property or in the proceeds of sale, with secured amount as defined in the Mortgage Conditions 2018
2. This Deed
 - i. Incorporates the Mortgage Conditions 2018 and the Borrower(s) acknowledge(s) receipt of a copy thereof.
 - ii. is also made for securing (but the Company is not obliged to make) further advances (including re-advances)
3. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction that:
 - a. 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 the Company referred to in the charges register.

EXECUTED AS A DEED BY THE BORROWER(S), ACTING BY A DIRECTOR, IN THE PRESENCE OF THE WITNESS(ES) NAMED BELOW:

SIGNATURE(S):	WITNESS(ES) (Signature, name (in capitals) and address, each signature to be separately witnessed.
	 DUBAI SILICON OASIS, DUBAI AZARCON - DUBAI, UAE PO BOX 113826
	 DUBAI, SILICON OASIS, DUBAI AZARCON - DUBAI, UAE PO BOX 113826

Form of Charge filed at HM Land Registry under reference MD1546B