



Registration of a Charge

Company name: **CANIS PROPERTIES LIMITED**

Company number: **11825039**



X8H5JIJT

Received for Electronic Filing: **30/10/2019**

Details of Charge

Date of creation: **29/10/2019**

Charge code: **1182 5039 0002**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **ADDRESS OF PROPERTY: THE FREEHOLD PROPERTY KNOWN AS 14 ALBERT STREET, HOLT, NORFOLK, NR2 6HX AND CONVEYED BY A CONVEYANCE DATED 12 OCTOBER 1925 BETWEEN (1) RICHARD JOHN BISHOP AND (2) HERBERT GREEN**

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:

HOWARD KENNEDY LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11825039

Charge code: 1182 5039 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th October 2019 and created by CANIS PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th October 2019 .

Given at Companies House, Cardiff on 31st October 2019

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 Mortgage Deed

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 THE 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.

Legal mortgage made on **29**

october
day of 2019

By this legal mortgage made by *you*:

BOX A (Customer details)

Canis Properties Limited
of
63 St. Johns Road, Epping, United Kingdom, CM16 5DW
with registered number 11825039

in favour of us, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, *you* charge the *Property* to secure *your* liabilities to the *Secured Parties* on the terms which appear in this *Mortgage Deed* (including the *Mortgage Conditions*).

BOX B (Description of the freehold/leasehold property to be mortgaged)

Address of Property

The freehold property known as 14 Albert Street, Holt, Norfolk, NR2 6HX and conveyed by a Conveyance dated 12 October 1925 between (1) Richard John Bishop and (2) Herbert Green

Registered Land

Title Number(s)

Unregistered land

The Property is comprised in the following deed(s):

Date	Description of deed(s)	Parties
12 October 1925	Conveyance	(1) Richard John Bishop and (2) Herbert Green

- (1) This *Mortgage Deed* incorporates the General Mortgage Conditions (2016) (the **Mortgage Conditions**). You acknowledge that you have received a copy of the Mortgage Conditions and agree that you will observe and perform them.
- (2) Terms in italics used in this *Mortgage Deed* are defined in or, as applicable, interpreted in accordance with, the Mortgage 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 legal mortgage, the *Property*;
 - (ii) by way of fixed charge to the extent not effectively assigned under sub-paragraph (4)(B) below:
 - (a) all your *Insurance Policy Rights*;
 - (b) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*;
 - (c) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*; and
 - (iii) by way of fixed charge all *Authorisations* and all rights in connection with those *Authorisations*;
- (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) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*; and
 - (iii) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*,
- provided that nothing in this sub-paragraph (4)(B) shall constitute us as mortgagee in possession.
- (5) You consent to an application being made by us to the Land Registry for the following restriction to be registered against the title to the *Property*:
- "No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [•] in favour of LendInvest Security Trustees Limited referred to in the charges register or its conveyancer."*



You also consent to us registering any priority arrangements applicable to the Mortgage Deed at the Land Registry which will then be publicly available.

This *Mortgage Deed* 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 *Mortgage Deed*.

EXECUTION PAGE TO MORTGAGE DEED

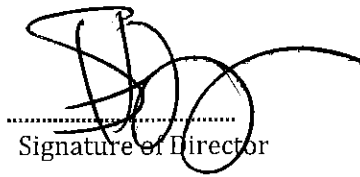
THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by **CANIS PROPERTIES LIMITED**
acting by its Director

STEVEN WARDING-LISTER

Name of Director



Signature of Director

In the presence of a witness:

Witness signature



Witness name

JAMES PALLISTER

Witness address

27 Bull Street
Hob, MK25 6HP

Witness occupation

SOLICITOR