



**Registration of a Charge**

Company name: **CALLAWAY PETTITT PROPERTIES LIMITED**

Company number: **12183583**

Received for Electronic Filing: **06/01/2021**



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**Details of Charge**

Date of creation: **05/01/2021**

Charge code: **1218 3583 0001**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **ALL THAT LEASEHOLD PROPERTY KNOWN AS FLAT 12, V2 MANSIONS, 180 CHAPEL TOWN ROAD, LEEDS, LS7 4HP BEING THAT PART OF TITLE NUMBER WYK746302 SHOWN EDGED RED ON PLAN 1 TO THE LEASE DATED 5 JANUARY 2021 MADE BETWEEN V2 HOMES LIMITED (1) AND CALLAWAY PETTITT PROPERTIES LIMITED (2)**

**Contains fixed charge(s).**

**Contains negative pledge.**

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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:

**MATTHEW JOHN GROGAN**



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

Company number: 12183583

Charge code: 1218 3583 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th January 2021 and created by CALLAWAY PETTITT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th January 2021 .

Given at Companies House, Cardiff on 7th January 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: 720088387

DATE: 5 JANUARY 2021
<p>THE BORROWER(S)</p> <p>Callaway Pettitt Properties Limited</p> <p>incorporated and registered in England and Wales with company number 12183583 whose registered office is at 3 Providence Hill, Bursledon, Southampton, SO31 8JY</p>
<p>THE COMPANY:</p> <p>Keystone Property Finance Limited whose registered office is at 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 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.</p>
<p>THE PROPERTY: Flat 12 V2 Mansions 180 Chapel Town Road Leeds LS7 4HP</p>
<p>TITLE NO: That part of title number WYK746302 shown edged red on the plan to the lease dated 05/01/2021 made between V2 Homes Limited (1) and Callaway Pettitt Properties Limited (2)</p>

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
4. 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)
2. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction that:
  - 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.
	 SUZANNE O'CONNOR VILLA 21, STREET E15 DISTRICT 5 JUMEIRAH PARK, DUBAI, UAE
	 SUZANNE O'CONNOR VILLA 21, STREET E15 DISTRICT 5 JUMEIRAH PARK, DUBAI, UAE

Form of Charge filed at HM Land Registry under reference MD1546B