



Registration of a Charge

Company Name: **XYZ KEY PROPERTIES LIMITED**

Company Number: **13239549**



Received for filing in Electronic Format on the: **19/04/2022**

XB29552Q

Details of Charge

Date of creation: **12/04/2022**

Charge code: **1323 9549 0001**

Persons entitled: **NOTTINGHAM BUILDING SOCIETY**

Brief description: **ALL THAT FREEHOLD LAND AND BUILDINGS KNOWN AS 20 DELHI SQUARE, CRANWELL, SLEAFORD, NG34 8HN AND REGISTERED AT H M LAND REGISTRY UNDER TITLE NUMBER LL95041**

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 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: **SILLS & BETTERIDGE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13239549

Charge code: 1323 9549 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th April 2022 and created by XYZ KEY PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th April 2022 .

Given at Companies House, Cardiff on 25th April 2022

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

(for a Company)



The
Nottingham

Account Number:	3313544003	Date:	12 April 2022
Society:	Nottingham Building Society Nottingham House 3 Fulforth Street Nottingham NG1 3DL		
Mortgage Conditions:	Nottingham Building Society Commercial Mortgage Conditions 2019 (version 1)		
Borrower:	XYZ KEY PROPERTIES LIMITED (13239549)		
Property:	20 Delhi Square Cranwell Sleaford Lincs		
Post Code:	NG34 8HN	Title No.	LL95041
<p>1. The Borrower with full title guarantee charges to the Society:</p> <p>(a) by way of legal mortgage the Property and all of the Borrower's respective interests in the Property and its proceeds of sale; and</p> <p>(b) by way of fixed charge the equipment and goods owned by the Borrower at the Property (if any) and all other fixtures, fittings, plant and machinery which may from time to time be erected on or affixed to the Property, for the payment of all moneys payable by the Borrower to the Society.</p>			
<p>2. This Mortgage Deed incorporates the Mortgage Conditions (a copy of which has been received by the Borrower). The Borrower covenants with the Society to perform and fulfil all its obligations set out in, and to be bound by, the Mortgage Conditions.</p>			
<p>3. This Mortgage Deed secures further advances but does not oblige the Society to make further advances.</p>			
<p>4. The Borrower applies to the Chief Land Registrar to enter on the register the following restriction:</p> <p>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 [12/04/2022] in favour of Nottingham Building Society referred to in the charges register.</p>			

Executed as a deed by
XYZ Key Properties Limited
acting by two directors or by a director and its secretary

Director Roger Alexander Filkin Wigley

Director/Secretary Stephen John Key

OR

Executed as a deed by
XYZ Key Properties Limited
acting by a director

in the presence of

Signature of Witness

Name of Witness

Address of Witness

Occupation of Witness

We hereby certify that this is a
true copy of the original
SILLS & BETTERIDGE LLP
SOLICITORS

13/04/2022

Sills & Betteridge LLP